



Our Reference: 10514.1 (FNDC)

26 October 2023

Resource Consents Department  
Far North District Council  
JB Centre  
KERIKERI

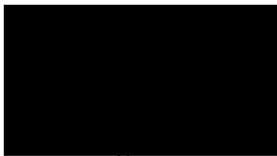
Dear Sir/Madam

**RE: Proposed Minor Residential Unit at 718 Waiare Road, Okaihau – T Ott and H Miles**

I am pleased to submit application on behalf of T Ott and H Miles, for a proposed minor residential unit on land at 718 Waiare Road, Okaihau, zoned Rural Production. The application is a discretionary activity.

The application fee of \$2,500 has been paid separately via direct credit.

Regards



Lynley Newport  
**Senior Planner**  
**THOMSON SURVEY LTD**



**Far North  
District Council**

Office Use Only  
Application Number:

Private Bag 752, Memorial Ave  
Kaikohe 0440, New Zealand  
Freephone: 0800 920 029  
Phone: (09) 401 5200  
Fax: (09) 401 2137  
Email: ask.us@fndc.govt.nz  
Website: www.fndc.govt.nz

**APPLICATION FOR RESOURCE CONSENT OR FAST-TRACK RESOURCE CONSENT**

**(Or Associated Consent Pursuant to the Resource Management Act 1991 (RMA))**

(If applying for a Resource Consent pursuant to Section 87AAC or 88 of the RMA, this form can be used to satisfy the requirements of Form 9)

Prior to, and during, completion of this application form, please refer to Resource Consent Guidance Notes and Schedule of Fees and Charges – both available on the Council's web page.

**1. Pre-Lodgement Meeting**

Have you met with a Council Resource Consent representative to discuss this application prior to lodgement? Yes / No

**2. Type of Consent being applied for (more than one circle can be ticked):**

- Land Use                       Fast Track Land Use\*                       Subdivision                       Discharge
- Extension of time (s.125)     Change of conditions (s.127)     Change of Consent Notice (s.221(3))
- Consent under National Environmental Standard (e.g. Assessing and Managing Contaminants in Soil)
- Other (please specify) \_\_\_\_\_

\*The fast track for simple land use consents is restricted to consents with a controlled activity status and requires you provide an electronic address for service.

**3. Would you like to opt out of the Fast Track Process?                      Yes / No**

**4. Applicant Details:**

Name/s: Trevor OTT + Hayley Miles

Electronic Address for Service (E-mail):

Phone Numbers:

Postal Address: (or alternative method of service under section 352 of the Act)

**5. Address for Correspondence: Name and address for service and correspondence (if using an Agent write their details here).**

Name/s: Lynley Newport

Electronic Address for Service (E-mail): lynley@tsurvey.co.nz

Phone Numbers: Work: 09 4077 360 Home: \_\_\_\_\_

Postal Address: (or alternative method of service under section 352 of the Act) Thomson Survey Ltd  
PO Box 372  
KERIKERI                      Post Code: 0295

All correspondence will be sent by email in the first instance. Please advise us if you would prefer an alternative means of communication.

6. **Details of Property Owner/s and Occupier/s: Name and Address of the Owner/Occupiers of the land to which this application relates (where there are multiple owners or occupiers please list on a separate sheet if required)**

Name/s: Trevor OTT & Hayley Miles

Property Address/  
Location



7. **Application Site Details:**

Location and/or Property Street Address of the proposed activity:

Site Address/  
Location: 718 WAIARE RD, RDI, OKAIHAU

Legal Description: LOT 2 DP442126 Val Number: 00229-14604

Certificate of Title: 551230  
Please remember to attach a copy of your Certificate of Title to the application, along with relevant consent notices and/or easements and encumbrances (search copy must be less than 6 months old)

Site Visit Requirements:

Is there a locked gate or security system restricting access by Council staff?

Yes /  No

Is there a dog on the property?

Yes /  No

Please provide details of any other entry restrictions that Council staff should be aware of, e.g. health and safety, caretaker's details. **This is important to avoid a wasted trip and having to re-arrange a second visit.**

Nil.

8. **Description of the Proposal:**

Please enter a brief description of the proposal here. Attach a detailed description of the proposed activity and drawings (to a recognized scale, e.g. 1:100) to illustrate your proposal. Please refer to Chapter 4 of the District Plan, and Guidance Notes, for further details of information requirements.

To install TP58 WASTE WATER SYSTEM  
To ADD A TRANSPORTABLE MINOR DWELLING-  
12 x 4 METRE 2 BEDROOM

If this is an application for an Extension of Time (s.125); Change of Consent Conditions (s.127) or Change or Cancellation of Consent Notice conditions (s.221(3)), please quote relevant existing Resource Consents and Consent Notice identifiers and provide details of the change(s) or extension being sought, with reasons for requesting them.

9. **Would you like to request Public Notification**

Yes /  No



**10. Other Consent required/being applied for under different legislation (more than one circle can be ticked):**

- Building Consent (BC ref # if known)                       Regional Council Consent (ref # if known)
- National Environmental Standard consent                       Other (please specify)

**11. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health:**

The site and proposal may be subject to the above NES. In order to determine whether regard needs to be had to the NES please answer the following (further information in regard to this NES is available on the Council's planning web pages):

Is the piece of land currently being used or has it historically ever been used for an activity or industry on the Hazardous Industries and Activities List (HAIL)                       yes  no  don't know

Is the proposed activity an activity covered by the NES? (If the activity is any of the activities listed below, then you need to tick the 'yes' circle).                       yes  no  don't know

- Subdividing land                       Changing the use of a piece of land
- Disturbing, removing or sampling soil                       Removing or replacing a fuel storage system

**12. Assessment of Environmental Effects:**

*Every application for resource consent must be accompanied by an Assessment of Environmental Effects (AEE). This is a requirement of Schedule 4 of the Resource Management Act 1991 and an application can be rejected if an adequate AEE is not provided. The information in an AEE must be specified in sufficient detail to satisfy the purpose for which it is required. Your AEE may include additional information such as Written Approvals from adjoining property owners, or affected parties.*

Please attach your AEE to this application.

**13. Billing Details:**

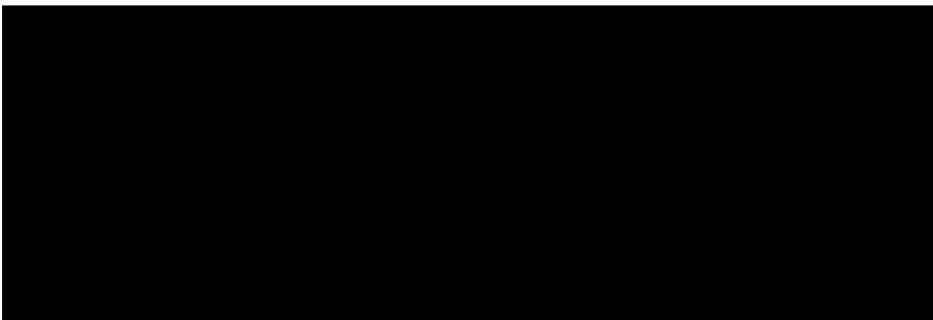
This identifies the person or entity that will be responsible for paying any invoices or receiving any refunds associated with processing this resource consent. Please also refer to Council's Fees and Charges Schedule.

Name/s: (please write all names in full)

Email:

Postal Address:

Phone Numbers:



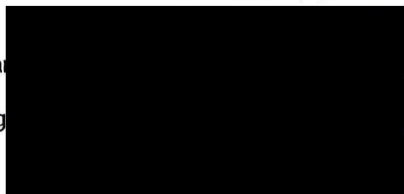
**Fees Information:** An instalment fee for processing this application is payable at the time of lodgement and must accompany your application in order for it to be lodged. Please note that if the instalment fee is insufficient to cover the actual and reasonable costs of work undertaken to process the application you will be required to pay any additional costs. Invoiced amounts are payable by the 20<sup>th</sup> of the month following invoice date. You may also be required to make additional payments if your application requires notification.

**Declaration concerning Payment of Fees:** I/we understand that the Council may charge me/us for all costs actually and reasonably incurred in processing this application. Subject to my/our rights under Sections 357B and 358 of the RMA, to object to any costs, I/we undertake to pay all and future processing costs incurred by the Council. Without limiting the Far North District Council's legal rights if any steps (including the use of debt collection agencies) are necessary to recover unpaid processing costs I/we agree to pay all costs of recovering those processing costs. If this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company in signing this application I/we are binding the trust, society or company to pay all the above costs and guaranteeing to pay all the above costs in my/our personal capacity.

Name: \_\_\_\_\_ (please print)

Signature: \_\_\_\_\_ (signature of bill payer – mandatory)

Date: 24/10/23





#### 14. Important Information:

##### Note to applicant

You must include all information required by this form. The information must be specified in sufficient detail to satisfy the purpose for which it is required.

You may apply for 2 or more resource consents that are needed for the same activity on the same form.

You must pay the charge payable to the consent authority for the resource consent application under the Resource Management Act 1991.

##### Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement. A fast-track application may cease to be a fast-track application under section 87AAC(2) of the RMA.

##### Privacy Information:

Once this application is lodged with the Council it becomes public information. Please advise Council if there is sensitive information in the proposal. The information you have provided on this form is required so that your application for consent pursuant to the Resource Management Act 1991 can be processed under that Act. The information will be stored on a public register and held by the Far North District Council. The details of your application may also be made available to the public on the Council's website, [www.fndc.govt.nz](http://www.fndc.govt.nz). These details are collected to inform the general public and community groups about all consents which have been issued through the Far North District Council.

**Declaration:** The information I have supplied with this application is true and complete to the best of my knowledge.

Name: \_\_\_\_\_ (please print)

Signature: \_\_\_\_\_ (signature)

Date: 24/10/23

(A signature is not required if the application is made by electronic means)

##### Checklist (please tick if information is provided)

- Payment (cheques payable to Far North District Council)
- A current Certificate of Title (Search Copy not more than 6 months old)
- Copies of any listed encumbrances, easements and/or consent notices relevant to the application
- Applicant / Agent / Property Owner / Bill Payer details provided
- Location of property and description of proposal
- Assessment of Environmental Effects
- Written Approvals / correspondence from consulted parties
- Reports from technical experts (if required)
- Copies of other relevant consents associated with this application
- Location and Site plans (land use) AND/OR
- Location and Scheme Plan (subdivision)
- Elevations / Floor plans
- Topographical / contour plans

Please refer to Chapter 4 of the District Plan for details of the information that must be provided with an application. Please also refer to the RC Checklist available on the Council's website. This contains more helpful hints as to what information needs to be shown on plans.

**Only one copy of an application is required, but please note for copying and scanning purposes, documentation should be:**

**UNBOUND**

**SINGLE SIDED**

**NO LARGER THAN A3 in SIZE**

**Trevor Ott & Hayley Miles**

**Application for Minor Residential Unit**

**718 Waiare Road, Okaihau**

**PLANNING REPORT &  
ASSESSMENT OF ENVIRONMENTAL EFFECTS**

Thomson Survey Ltd  
Kerikeri

## 1.0 PROPOSAL

The applicants seek to construct a minor residential unit, for family use, on their rural property at 718 Waiare Road, Okaihau. Consent is required under the Far North District Plan's Rural Production zone rules. The proposed building meets the definition of minor residential unit, which reads:

*a residential unit that:*

- (i) is not more than 65m<sup>2</sup> GFA, plus an attached garage or carport with GFA not exceeding 18m<sup>2</sup> (for the purpose of vehicle storage, general storage and laundry facilities). The garage area shall not be used for living accommodation;*
- (ii) is subsidiary to the principal dwelling on the site; and*
- (iii) is located and retained within the same Certificate of Title as the principal dwelling on the site.*

The proposed minor residential unit in this case is less than 65m<sup>2</sup> GFA (being 48m<sup>2</sup>). It is intended to be subsidiary to the principal dwelling for use by the property owners' son. It will be located in the same Title as the principal dwelling.

However, the site's physical characteristics (natural and built) are such that it is not practicable or desirable to locate the proposed minor residential unit (MRU) within 30m of the principal dwelling. Instead it is proposed to locate it such that the nearest edge is 48.57m from the principal dwelling. Consent is sought for a minor residential unit as a discretionary activity.

The MRU is by NZ Portables and measures 12m x 4m – one of the company's most popular sizes and styles. The floor plan features two bedrooms, open plan kitchen, dining and living areas, with toilet and shower. It will be orientated to the north east, looking out over bush and rural landscape with abundant access to sunlight. An open deck will be constructed off the ranch slider entrance. Access will come off the existing dwelling's access with no additional or separate crossing to Waiare Road proposed. It is proposed that the MRU has its own wastewater system, of a design suitable for small number occupancy. A TP58 supports the application – refer Appendix 4.

The principal dwelling is of a rustic and basic design, with front deck leading to swimming pool and garaging at its rear (south side). It is well screened by mature vegetation. The existing driveway to the house comes from Waiare Road and then does a loop down slope, around and back up slope to the existing dwelling. This looped driveway is to the west of the dwelling and is one of the reasons the MRU is proposed to be further than 30m away.

It is proposed to construct new driveway off the existing one, leading to the MRU and its parking and manoeuvring area. It will be landscaped in a similar fashion to the existing driveway to provide consistency. A pathway will be constructed between the principal dwelling and MRU to provide for easy walking, with appropriate located pedestrian gateway in the existing paddock fence. Some planting and landscaping is proposed on the MRU's north western and western sides to help soften the appearance of the MRU when viewed from the adjacent property to the north and to help maintain private open space.

Site (topo) Plan, unit plans and pictures are attached in Appendix 1; and a Location Map is attached in Appendix 2.

## 2.0 SCOPE OF THIS REPORT

This assessment and report accompanies the Resource Consent application and is provided in accordance with Section 88 and Schedule 4 of the Resource Management Act 1991. The application seeks consent to construct a minor residential unit as a discretionary activity. The information provided in this assessment and report is considered commensurate with the scale and intensity of the activity for which consent is being sought. The name and address of the applicant and owner of the property are contained in the Form 9 application form 9.

## 3.0 PROPERTY DETAILS

Location:	718 Waiare Road
Zoning:	Rural Production
Legal Description:	Lot 2 DP 442126
Record of Title:	551230 (attached in Appendix 3)



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## 4.0 SITE DESCRIPTION

### 4.1 Physical characteristics

The site is zoned Rural Production in the Operative and Proposed District Plans. The site is 3.6178ha in area with frontage to Waiare Road. The site does not have access to any reticulated Council services and functions with on-site water supply; stormwater management and wastewater treatment and disposal.



*View from existing dwelling's driveway, looking west across proposed MRU location*

The site is reasonably level contour at Waiare Road frontage and for some distance into the site before sloping down in a north easterly direction to a small fenced off area of native bush in the property's north eastern corner. Apart from that bush area, the property is in pasture with planting along the access driveway and on or near some boundaries. There is a small (non commercial) grove of olive trees at the property's north western corner adjacent to the road. The property supports a small number of sheep.



*Potential entry point into MRU. Small olive grove at mid right of picture*

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Adjacent properties are rural in nature, either in lifestyle blocks or small farm holdings. There are at least 10 dwellings in reasonably close proximity to the site.

#### **4.2 Mapped characteristics**

As mentioned earlier, the property is zoned Rural Production in both the Operative and Proposed District Plans. No resource overlays apply in either plan. Far North Maps Historic Sites layer shows no historic sites on the application site. The site is not identified as a HAIL site on Far North Maps and is not identified as being subject to any flood or coastal hazard. Far North Maps shows the site as being within a 'kiwi present' area. Soils across the site are mapped as LUC 4e2 (northern and the more sloping ground) and 4s2 on the remainder more level portion of the site.

In terms of the Northland Regional Council's on line maps, the site is not mapped as subject to any hazard, is not shown as a Selected Land Use (contaminated site) and is not mapped as containing any outstanding natural character or landscape areas. The site does not contain any biodiversity wetlands as mapped by the NRC.

#### **4.3 Legal Interests**

The property benefits from appurtenant electricity rights over an adjacent property. It is subject to a right of way and a right to convey electricity, telecommunications, computer media and water supply over part marked A on DP 442126, by easement instrument 8838009.3 – copy attached as part of Appendix 3. The property is also subject to a Consent Notice (8838009.2), also attached as part of Appendix 3. This contains clauses relating to the need for fire fighting water supply; appropriate wastewater treatment and disposal; and protects the bush in the lower north eastern corner of the property (already fenced). It is only the latter that applies to the application site.

#### **4.4 Consent History**

The property file shows the following Consent History for the site:

Resource Consent History:

RC 2110145-RMASUB – withdrawn;

RC 2110255-RMASUB, issued in 2011 creating the application site and two other smaller lots.

Building Consent History:

BC-1999-1267 swimming pool (& sleepout);

BC-2005-2355 free standing fireplace;

BC-2012-429 COA to re-instate kitchen and wastewater systems into a building in order to convert previous sleepout into residential unit.

**5.0 SCHEDULE 4 – INFORMATION REQUIRED IN AN APPLICATION****Clauses 2 & 3: Information required in all applications**

<i>(1) An application for a resource consent for an activity must include the following:</i>	
<i>(a) a description of the activity:</i>	Refer Sections 1 above and 6 of this Planning Report.
<i>(b) an assessment of the actual or potential effect on the environment of the activity:</i>	Refer to Section 7 of this Planning Report.
<i>(b) a description of the site at which the activity is to occur:</i>	Refer to Section 4 of this Planning Report.
<i>(c) the full name and address of each owner or occupier of the site:</i>	This information is contained in the Form 9 attached to the application.
<i>(d) a description of any other activities that are part of the proposal to which the application relates:</i>	Refer to Sections 4 and 6 of this Planning Report..
<i>(e) a description of any other resource consents required for the proposal to which the application relates:</i>	No other consents are required other than that being applied for pursuant to the Far North Operative District Plan.
<i>(f) an assessment of the activity against the matters set out in Part 2:</i>	Refer to Section 8.3 of this Planning Report.
<i>(g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b), including matters in Clause (2):</i>  <i>(a) any relevant objectives, policies, or rules in a document; and</i> <i>(b) any relevant requirements, conditions, or permissions in any rules in a document; and</i> <i>(c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).</i>	Refer to Sections 6.2, 8.1, 8.2, 8.4, 8.5 and 8.6 of this Planning Report.
<i>(3) An application must also include any of the following that apply:</i>	
<i>(a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it</i>	Refer sections 4.0 and 6.0. The site supports an existing dwelling and sheds, compliant with zone rules.



<p><i>complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1)):</i></p> <p><i>(b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A)):</i></p> <p><i>(c) if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of section 104(2B)).</i></p>	<p>There is no existing resource consent. Not applicable.</p> <p>The site is not within an area subject to a customary marine title group. Not applicable.</p>
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**Clause 4: Additional information required in application for subdivision consent**

<p><i>(4) An application for a subdivision consent must also include information that adequately defines the following:</i></p>	
<p><i>(a) the position of all new boundaries:</i>  <i>(b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:</i>  <i>(c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:</i>  <i>(d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:</i>  <i>(e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A:</i>  <i>(f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):</i>  <i>(g) the locations and areas of land to be set aside as new roads.</i></p>	<p>Not a subdivision.</p>

**Clause 5: Additional information required for application for reclamation – not applicable.**

**Clause 6: Information required in assessment of environmental effects**

<i>(1) An assessment of the activity's effects on the environment must include the following information:</i>	
<i>(a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:</i>	Refer to Section 7.0 of this planning report. The activity will not result in any significant adverse effect on the environment.
<i>(b) an assessment of the actual or potential effect on the environment of the activity:</i>	Refer to Section 7.0 of this planning report.
<i>(c) if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use:</i>	Not applicable as the application does not involve hazardous installations.
<i>(d) if the activity includes the discharge of any contaminant, a description of— (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and (ii) any possible alternative methods of discharge, including discharge into any other receiving environment:</i>	The proposal does not involve any discharge of contaminant.
<i>(e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:</i>	Refer to Section 7.0 of this planning report.
<i>(f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:</i>	Refer to Section 9.0 of this planning report.
<i>g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:</i>	No monitoring is required as the scale and significance of effects does not warrant any.
<i>(h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity</i>	No protected customary right is affected.

<i>(unless written approval for the activity is given by the protected customary rights group).</i>	
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**Clause 7: Matters that must be addressed by assessment of environmental effects (RMA)**

<i>(1) An assessment of the activity's effects on the environment must address the following matters:</i>	
<i>(a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects:</i>	Refer to Sections 7.0 and 9.0 of this planning report and also to the assessment of objectives and policies in Sections 7.1 and 7.2.
<i>(b) any physical effect on the locality, including any landscape and visual effects:</i>	Refer to Section 7.0. The proposed activity will have less than minor adverse effects on the physical environment and landscape and visual amenity values.
<i>(c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity:</i>	Refer to Section 7.0. The proposal will result in less than minor adverse effects in regard to habitat and ecosystems.
<i>(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:</i>	Refer to Section 7.0, and above comments
<i>(e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants:</i>	The proposal will not result in the discharge of contaminants, nor any unreasonable emission of noise.
<i>(f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.</i>	The application site is not subject to natural hazards and does not involve hazardous installations.

**6.0 COMPLIANCE ASSESSMENT**

**6.1 Operative District Plan**

The property is zoned Rural Production in the Operative District Plan (ODP). No resource features apply. An assessment of the proposal to construct a Minor Residential Unit against relevant rules in the ODP follows:

**Far North Operative District Plan**

<b>RURAL PRODUCTION ZONE RULES:</b>		
<b>Permitted Standards</b>	<b>Comment</b>	<b>Compliance Assessment</b>



<p>8.6.5.1.1 RESIDENTIAL INTENSITY Residential development shall be limited to one unit per 12ha of land.</p>	<p>The site will continue to support one principal residential unit compliant with 8.6.5.1.1.</p>	<p>Permitted.</p>
<p>8.6.5.1.2 SUNLIGHT No part of any building shall project beyond a 45 degree recession plane as measured inwards from any point 2m vertically above ground level on any site boundary ...</p>	<p>The existing and proposed buildings are well within boundaries and compliant with the permitted Sunlight rule.</p>	<p>Permitted.</p>
<p>8.6.5.1.3 STORMWATER MANAGEMENT The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 15%.</p>	<p>Total site area for the purposes of this rule, equals 36,178m<sup>2</sup>, meaning a permitted impermeable coverage of over 5,427m<sup>2</sup>. Total impermeable surface coverage, including driveway coverage is, and will be, less than that.</p>	<p>Permitted.</p>
<p>8.6.5.1.4 SETBACK FROM BOUNDARIES (a) no building shall be erected within 10m of any site boundary;...</p>	<p>Buildings are and will be more than 10m from boundaries.</p>	<p>Permitted.</p>
<p>8.6.5.1.6 KEEPING OF ANIMALS</p>	<p>N/A</p>	<p>N/A</p>
<p>8.6.5.1.7 NOISE 0700 to 2200 hours 65 dBA L10 2200 to 0700 hours 45 dBA L10 and 70 dBA Lmax</p>	<p>Residential development within a Rural Production Zone would not be likely to breach the permitted activity noise thresholds as residential activity is an anticipated and accepted activity in this zone.</p>	<p>Permitted.</p>
<p>8.6.5.1.8 BUILDING HEIGHT The maximum height of any building shall be 12m.</p>	<p>Buildings are and will be less than 12m in height.</p>	<p>Permitted.</p>
<p>8.6.5.1.9 HELICOPTER LANDING AREA</p>	<p>N/A</p>	<p>N/A</p>
<p>8.6.5.1.10 BUILDING COVERAGE Any new building or alteration/additions to an existing building is a permitted activity if the total Building</p>	<p>Total building coverage is less than the 12.5% (4,522m<sup>2</sup>) permitted.</p>	<p>Permitted.</p>

Minor Residential Unit

Coverage of a site does not exceed 12.5% of the gross site area.		
8.6.5.1.11 SCALE OF ACTIVITIES	N/A – buildings are for people residing on the site.	N/A
8.6.5.1.12 TEMPORARY EVENTS	N/A	N/A
<b>Controlled Activity Standards</b>		
8.6.5.2.1 STORMWATER MANAGEMENT The maximum proportion of the gross site area covered by buildings and other impermeable surfaces shall be 20%.	N/A	Complies with permitted standard.
8.6.5.2.2 PAPAINGA HOUSING	N/A	N/A
8.6.5.2.3 MINOR RESIDENTIAL UNIT Defn of "minor residential unit": Means a residential unit that: (i) is not more than 65m <sup>2</sup> GFA, plus an attached garage or carport with GFA not exceeding 18m <sup>2</sup> (for the purpose of vehicle storage, general storage and laundry facilities). The garage area shall not be used for living accommodation; (ii) is subsidiary to the principal dwelling on the site; and, (iii) is located and retained within the same Certificate of Title as the principal dwelling on the site. Minor residential units are a controlled activity in the zone provided that: (a) there is no more than one minor residential unit per site; (b) the site has a minimum net site area of 5000m <sup>2</sup> (c) the minor residential unit shares vehicle access with the principal dwelling; (d) the separation distance of the minor residential unit is no greater than 30m from the principal dwelling.	The proposed minor residential unit is no greater than 65m <sup>2</sup> GFA, plus 18m <sup>2</sup> attached garage/ carport, as provided for in the rule. It is subsidiary to the principal dwelling and is located within the same Certificate of Title. It therefore meets the definition of "minor residential unit" and can be assessed pursuant to Rule 8.6.5.2.3.  (a) it is proposed to be the only minor residential unit on the site. (b) the site is well over 5000m <sup>2</sup> in total area. (c) the minor residential unit will share the same access and as the principal dwelling. <b>(d) the separation distance between the principal dwelling and proposed minor residential unit is 48.57m.</b>	<b>Cannot comply with part (d) of Rule 8.6.5.2.3</b>

8.6.5.2.4 NOISE LIMITS FOR TEMPORARY MILITARY TRAINING	N/A	N/A
8.6.5.2.5 BUILDING COVERAGE	N/A	N/A
<b>Restricted Discretionary Activity Standards</b>		
8.6.5.3.6 RESIDENTIAL INTENSITY Excluding a Minor Residential Unit, which is covered in Rule 8.6.5.2.3, residential development shall be limited to one unit per 4ha of land.	Rule excludes MRU's. There is only one residential unit on the property.	N/A
<b>8.6.5.4 Discretionary Activities</b>		
An activity is a discretionary activity in the Rural Production Zone if: (a) it complies with Rules 8.6.5.4.1 Residential Intensity; 8.6.5.4.2 Integrated Development; 8.6.5.4.3 Helicopter Landing Area and/or 8.6.5.4.4 Scale of Activities below; and (b) it complies with the relevant standards for permitted, controlled, restricted discretionary or discretionary activities set out in Part 3 of the Plan - District Wide Provisions unless it is an Integrated Development pursuant to Rule 8.6.5.4.2 below; but (c) it does not comply with one or more of the other standards for permitted, controlled or restricted discretionary activities in this zone as set out under Rules 8.6.5.1; 8.6.5.2 and 8.6.5.3 above.	(a) N/A. Rule 8.6.5.4.1 specifically excludes MRU's from consideration. (b) Proposal complies with relevant standards for permitted, controlled, restricted discretionary or discretionary activities set out in Part 3. (c) But does not comply with one or more of the other standards for permitted, controlled or restricted discretionary activities in this zone – specifically Rule 8.6.5.2.3.	<b>The proposal is considered a discretionary activity pursuant to 8.6.5.4.</b>
<b>District Wide Rules</b>		
12.1 LANDSCAPE AND NATURAL FEATURES	No Landscape or Natural Feature notation applies	N/A
12.2 INDIGENOUS FLORA & FAUNA	No clearance of indigenous vegetation proposed or required.	N/A



	Existing native bush subject to protective covenant (consent notice).	
12.3 SOILS AND MINERALS 12.3.6.1.1 EXCAVATION AND/OR FILLING	Very little, if any, required.	Permitted.
12.4 NATURAL HAZARDS	No hazard notation applying to the site and MRU more than 20m from the dripline of any area of trees.	N/A
12.5 HERITAGE (including 12.5A and 5B)	N/A	N/A
12.7 LAKES, RIVERS, WETLANDS and the COASTLINE	N/A – no nearby waterbody	N/A
12.8 HAZARDOUS SUBSTANCES	N/A	N/A
12.9 RENEWABLE ENERGY & ENERGY EFFICIENCY	N/A	N/A
15.1 TRAFFIC, PARKING and ACCESS		
Table 15.1.6A.1 and Rule 15.1.6A.2.1 The Traffic Intensity Factor for a site in this zone is 60 daily one way movements....  Residential units require 2 car park spaces apiece.	The traffic intensity rule provides for 60 daily one way traffic movements, with the traffic movements of one residential unit exempt.  Abundant room for required car parks.  Crossing is existing and to Council standard.	Permitted.  Permitted.  Permitted.

The only identified consent requirement ODP is for a Minor Residential Unit as a **discretionary activity**.

## 6.2 Proposed District Plan

The FNDC publicly notified its PDP on 27<sup>th</sup> July 2022. Whilst the majority of rules in the PDP will not have legal effect until such time as the FNDC publicly notifies its decisions on submissions, there are certain rules that have been identified in the PDP as having immediate legal effect

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and that may therefore need to be addressed in this application and may affect the category of activity under the Act. These include:

Rules HS-R2, R5, R6 and R9 in regard to hazardous substances on scheduled sites or areas of significance to Maori, significant natural areas or a scheduled heritage resource.

As the application site and proposal does not involve hazardous substances, these rules are not relevant to the proposal.

Heritage Area Overlays – N/A as none apply to the application site.

Historic Heritage rules and Schedule 2 – N/A as the site does not have any identified (scheduled) historic heritage values.

Notable Trees – N/A – no notable trees on the site.

Sites and Areas of Significance to Maori – N/A – the site does not contain any site or area of significance to Maori.

Ecosystems and Indigenous Biodiversity – Rules IB-R1 to R5 inclusive.

No clearance proposed.

Subdivision (specific parts) – N/A as the proposal is not a subdivision.

Activities on the surface of water – N/A as no such activities are proposed.

Earthworks – Only some rules and standards have legal effect. These are Rules EW-R12 and R13 and related standards EW-S3 and ES-S5 respectively. EW-R12 and associated EW-S3 relate to the requirement to abide by Accidental Discovery Protocol if carrying out earthworks and artefacts are discovered. EW-R13 and associated ES-S5 relate to Erosion and Sediment Control. Very little, if any, earthworks will be required.

Signs – N/A – signage does not form part of this application.

Orongo Bay Zone – N/A as the site is not in Orongo Bay Zone.

There are no zone rules in the PDP with immediate legal effect that affect the proposal's activity status.

### **6.3 Compliance with Consent Notice 8838009.2**

The only clause relevant to the application site is that requiring the ongoing protection of the indigenous vegetation located on the property. This is not affected by the MRU proposal and compliance will be ongoing.

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## 7.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

In considering an application for a discretionary activity the Council can assess the application on any relevant matter or effect. However, Rule 8.6.5.2.3 contains specific matters to be considered in regard to MRU's which provide a useful starting point. The following AEE section firstly addresses those matters and then assesses other effects that may result from a MRU in the proposed location.

- (i) *the extent of the separation between the principal dwelling and the minor residential unit;*
- (ii) *the degree to which design is compatible with the principal dwelling;*
- (iii) *the extent that services can be shared;*
- (iv) *the ability to mitigate any adverse effects by way of provision of landscaping and screening;*
- (v) *the location of the unit.*

### 7.1 Matters listed under 8.6.5.2.3

#### **Distance from principal dwelling:**

The separation distance between principal dwelling and minor residential unit is 48.57m compared to the permitted separation distance of 30m. This does not, however, render them 'unrelated' and is simply for practical design purposes. Linkage will be via walking path and gateway.

#### **Design Compatibility**

The MRU is a 'portable' design – rectangular in shape and basic and boxy in design. The principal dwelling is also rectangular in shape and basic. However, while the MRU has mono pitch roof, the principal dwelling has pitched roof, with an upper storey. Whilst this may suggest a difference in design I would not regard it as necessarily incompatible. Pitched roof constructions are often accompanied by mono pitched accessory buildings, and vice versa.

Colour scheme of both will be similar. Both structures will be orientated towards the sunlight to maximise access to light. Both structures will have decks on their northern sides.

#### **Shared services**

The MRU and principal dwelling will share same access off Waiare Road before a separate short driveway provides access to the MRU site. It is not intended that the MRU and principal dwelling share a wastewater system. The existing system on the property was designed and installed for the principal dwelling. A TP58 has been prepared in support of the application for a proposed wastewater system to serve the MRU – refer Appendix 4. Disposal area will be located slightly down slope and to northwest of the MRU. The proposed system will be suitable for 2-bedroom 'tiny house' and be an AES system.

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## Landscaping

The driveway features landscaped boulders interspersed with indigenous plantings and it is proposed to take a similar approach in regard the MRU's driveway and on its western flank. The plantings proposed for the western side of the MRU will achieve three things – partial wind break; maintain visual amenity; and visual softening of views of the MRU from the dwelling and outdoor area on an adjacent site.



Driveway landscaping is shown on the above picture, at right of driveway. The entrance to the MRU will be located about mid picture.

## Location of the unit

The MRU is proposed to be located between driveway and adjacent property's residential unit – mid picture on the below photograph.





The photo below shows principal dwelling in mid picture, and the MRU will be located at left of picture, 48m from that dwelling.



## 7.2 Property Access, parking and manouevring

The property is accessed via an existing concrete splayed entranceway, constructed to Council standard and at a location approved by the Council. The internal driveway is 3m metal carriageway as shown in the photograph above and on preceding pages. The addition of an MRU does not adversely impact on traffic safety and does not cause additional traffic effects of a minor or more than minor nature. Traffic movements remain well within permitted activity thresholds. There is abundant space within the site for parking and manouevring.

## 7.3 Rural Character and Amenity

The application site is within an enclave of rural lifestyle properties established over the past 10-15 years. There are at least 10 dwellings within reasonable proximity to the application site and the addition of an MRU will not impact hugely on rural character and amenity values.

There is an open space character prevailing and this is not adversely affected by the proposal. There are areas of mature indigenous vegetation already protected that assist in maintaining rural character and amenity; with plenty of open pasture providing and maintaining rural character.

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## 7.4 Indigenous flora and fauna

As mentioned elsewhere in this report, the property contains a nice stand of mature native bush in its northern corner, down slope from the principal dwelling. This is fenced to exclude stock and is subject to a bush protection consent notice. There is no other indigenous vegetation habitat area within the property. The property is not subject to any pet restriction or control.

## 7.5 Heritage Values

The site does not contain any mapped or scheduled archaeological sites, historic sites or buildings, notable trees, or sites of significance to Maori.

## 7.6 Use of rural land for productive purposes & land use incompatibility

The Operative District Plan does not contain any rules in regard to promoting the use of rural land for productive purposes and discouraging other uses. It does, however, contain provisions relating to reverse sensitivity issues that might arise when developing non productive land use activities in a production zone. In addition the NPS for Highly Productive Land is now enacted, aimed at protecting highly productive land from sterilization and fragmentation and avoiding, remedying or mitigating reverse sensitivity effects. The Proposed District Plan retains the MRU provision, and also contains objectives and policies aimed at protecting highly productive land and avoiding, remedying or mitigating reverse sensitivity effects.

The effects of the proposal in regard to highly productive land and reverse sensitivity issues are assessed in regard to the above over arching policy direction.

Residential use is an accepted use in the rural production zone. People live on and work rural properties. Minor residential units are similarly an anticipated use on rural land as provided for in both the ODP and PDP. The MRU is small and compact and will occupy only a small area of land within the 3.6ha property. This sized property exhibiting the physical characteristics that it does, supports low intensity grazing as opposed to intensive grazing or horticultural use. The surrounding area is in similar use – a mixture of houses and small grazing blocks. As such I do not consider the proposed MRU to present any adverse reverse sensitivity effects.

The NPS HPL defines highly productive land as land zoned Rural Production and containing LUC class 1, 2 or 3 soils. The application site, whilst zoned Rural Production, contains no LUC class 1, 2 or 3 soils – being LUC class 4 throughout. This, coupled with the size of the lot and small area of land to be occupied by a secondary residential use, means the proposal will have no adverse effect on highly productive land.

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## 8.0 STATUTORY ASSESSMENT

### 8.1 Operative District Plan Objectives and Policies

Objectives and policies relevant to this proposal are predominantly those listed in Chapter 8.6 Rural Production Zone. Objectives in 8.6.3 (Rural Production) focus on promoting sustainable management of natural and physical resources, and enabling the efficient use and development of the Zone. I believe the proposal achieves both these objectives.

Amenity values and rural character are not adversely affected for the reasons outlined in section 7 above. The proposed 'tiny home' meets bulk and location requirements of the District Plan. There is no additional land incompatibility risk as the proposed activity is associated with the existing residential use of the site. The use of the site does not impact on rural production activities continuing elsewhere in the zone.

Policies 8.6.4.1 – 8.6.4.5 support the above objectives and largely reflect the requirements of Part 2 of the Act. I believe the proposal to be consistent with those policies.

Policies 8.6.4.7-8.6.4.9 are about reverse sensitivity and land use incompatibility. As stated above, the proposal does not create any additional risk or adverse effect in this regard.

### 8.2 Proposed District Plan Objectives and Policies

An assessment against the relevant objectives and policies in the Proposed District Plan (PDP) follows. The property is zoned Rural Production, and contains no resource features.

#### *Objectives*

##### **RPROZO1**

*The Rural Production zone is managed to ensure its availability for primary production activities and its long-term protection for current and future generations.*

##### **RPROZO2**

*The Rural Production zone is used for primary production activities, ancillary activities that support primary production and other compatible activities that have a functional need to be in a rural environment.*

##### **RPROZO3**

*Land use and subdivision in the Rural Production zone:*

- a. protects highly productive land from sterilisation and enables it to be used for more productive forms of primary production;*
- b. protects primary production activities from reverse sensitivity effects that may constrain their effective and efficient operation;*
- c. does not compromise the use of land for farming activities, particularly on highly productive land;*
- d. does not exacerbate any natural hazards; and*
- e. is able to be serviced by on-site infrastructure.*

##### **RPROZO4**

*The rural character and amenity associated with a rural working environment is maintained.*

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The site does not contain soils that meet the definition of 'highly productive land'. In addition the site is less than 4ha in area and supports existing development and an area of protected bush, further reducing land available for any productive use. The use of the land for economically viable self sustaining productive purposes is limited. I consider an MRU, associated with a principal dwelling, to be a compatible activity in the zone in this location. The site is not subject to any hazard and the proposed activity can be serviced by on-site infrastructure.

### **Policies**

#### **RPROZP1**

*Enable primary production activities, provided they internalise adverse effects onsite where practicable, while recognising that typical adverse effects associated with primary production should be anticipated and accepted within the Rural Production zone.*

#### **RPROZP2**

*Ensure the Rural Production zone provides for activities that require a rural location by:*

- a. enabling primary production activities as the predominant land use;*
- b. enabling a range of compatible activities that support primary production activities, including ancillary activities, rural produce manufacturing, rural produce retail, visitor accommodation and home businesses.*

#### **RPROZP3**

*Manage the establishment, design and location of new sensitive activities and other non-productive activities in the Rural Production Zone to avoid where possible, or otherwise mitigate, reverse sensitivity effects on primary production activities.*

The limited small scale rural activities currently taking place within the site can continue to take place. A residential unit plus secondary (minor) residential unit are considered compatible with rural production use in this location.

#### **RPROZP4**

*Land use and subdivision activities are undertaken in a manner that maintains or enhances the rural character and amenity of the Rural Production zone, which includes:*

- a. a predominance of primary production activities;*
- b. low density development with generally low site coverage of buildings or structures;*
- c. typical adverse effects such as odour, noise and dust associated with a rural working environment; and*
- d. a diverse range of rural environments, rural character and amenity values throughout the District.*

Amenity and rural character effects are considered in Section 7 of this report. The development remains low density with low site coverage. It will have less than minor adverse effects on rural character and amenity.

#### **RPROZP5**

*Avoid land use that:*

- a. is incompatible with the purpose, character and amenity of the Rural Production zone;*
- b. does not have a functional need to locate in the Rural Production zone and is more appropriately located in another zone;*
- c. would result in the loss of productive capacity of highly productive land;*
- d. would exacerbate natural hazards; and*
- e. cannot provide appropriate on-site infrastructure.*

The construction of an MRU is not incompatible with the purpose, character or amenity of the RP zone. The zone provides for MRU's within its rules and standards. Given that the MRU is subsidiary to the existing principal dwelling, it has a 'functional' need to be where proposed. It does not result in the loss of highly productive land, does not exacerbate natural hazards and can provide appropriate on-site infrastructure.

**RPROZP6**

*Avoid subdivision that:*

- a. results in the loss of highly productive land for use by farming activities;*
- b. fragments land into parcel sizes that are no longer able to support farming activities, taking into account:
 
  - 1. the type of farming proposed; and*
  - 2. whether smaller land parcels can support more productive forms of farming due to the presence of highly productive land.**
- c. provides for rural lifestyle living unless there is an environmental benefit.*

Not applicable.

**RPROZP7**

*Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:*

- a. whether the proposal will increase production potential in the zone;*
- b. whether the activity relies on the productive nature of the soil;*
- c. consistency with the scale and character of the rural environment;*
- d. location, scale and design of buildings or structures;*
- e. for subdivision or non-primary production activities:
 
  - i. scale and compatibility with rural activities;*
  - ii. potential reverse sensitivity effects on primary production activities and existing infrastructure;*
  - iii. the potential for loss of highly productive land, land sterilisation or fragmentation**
- f. at zone interfaces:
 
  - i. any setbacks, fencing, screening or landscaping required to address potential conflicts;*
  - ii. the extent to which adverse effects on adjoining or surrounding sites are mitigated and internalised within the site as far as practicable;*
  - g. the capacity of the site to cater for on-site infrastructure associated with the proposed activity, including whether the site has access to a water source such as an irrigation network supply, dam or aquifer;*
  - h. the adequacy of roading infrastructure to service the proposed activity;*
  - i. Any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity;*
  - j. Any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.**

The proposal does not require consent under the PDP. Notwithstanding this, the proposal has had sufficient regard to the matters listed a-j above, where relevant.

In summary I consider the proposed MRU to be consistent with the PDP's objectives and policies as they apply to the Rural Production Zone.

**8.3 Part 2 Matters**

5 Purpose

- (1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

- 
- (2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—
- (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
  - (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
  - (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The proposal provides for peoples' social and economic well being, and for their health and safety, while sustaining the potential of natural and physical resources, safeguarding the life-supporting capacity of air, water, soil and the ecosystems; and avoiding, remedying or mitigating adverse effects on the environment.

#### 6 Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:
- (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:
- (c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:
- (d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:
- (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:
- (f) the protection of historic heritage from inappropriate subdivision, use, and development:
- (g) the protection of protected customary rights:
- (h) the management of significant risks from natural hazards.

The application site does not contain or display any of the features, resources or values outlined in parts (a) and (b) of Section 6. The site contains indigenous vegetation, the significance of which has not to my knowledge been assessed. However, this area of mature indigenous vegetation is subject to protective covenant in any event. Part (d) is not applicable, nor parts (e) through (h).

#### 7 Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—

- (a) kaitiakitanga:
  - (aa) the ethic of stewardship:
  - (b) the efficient use and development of natural and physical resources:



- 
- (ba) the efficiency of the end use of energy:
  - (c) the maintenance and enhancement of amenity values:
  - (d) intrinsic values of ecosystems:
  - (e) [Repealed]
  - (f) maintenance and enhancement of the quality of the environment:
  - (g) any finite characteristics of natural and physical resources:
  - (h) the protection of the habitat of trout and salmon:
  - (i) the effects of climate change:
  - (j) the benefits to be derived from the use and development of renewable energy.

Regard has been had to any relevant parts of Section 7 of the RMA, "Other Matters". These include 7(b), (c), (d) and (f). It is considered that the proposal represents efficient use and development of a site. Proposed layout, along with the waste water management proposed, will ensure the maintenance of amenity values and the quality of the environment. The proposal has had regard to the values of ecosystems.

#### 8 Treaty of Waitangi

*In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).*

The principles of the Treaty of Waitangi have been considered and it is believed that this proposed subdivision does not offend any of those principles.

In summary, it is considered that all matters under s5-8 inclusive have been adequately taken into account.

### 8.4 National Policy Statements & Environmental Standards

The National Policy Statement for Highly Productive Land has been considered. Whilst the site is zoned for Rural Production, it contains Class 4 soils (therefore not regarded as highly productive by definition).

The National Policy Statement for Indigenous Biodiversity has also been considered. There is only limited indigenous vegetation within the site and this is already subject to protective covenant.

The National Environmental Standard for Freshwater has been considered and is not relevant to the proposal given the lack of any freshwater bodies.

The site is not mapped as a HAIL site on either the FNDC's Far North Maps or the NRC's Selected Land Use on-line maps. As far as I am aware the site has not been used historically, and is not being used currently, for any hazardous activity or industry. As such the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health is not considered relevant. The site contains a small (non commercial) grove of olive

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trees, but the property owner advises these have never been subject to the application of persistent pesticides. In any event the activity is not a subdivision, not a change in land use (property already used for residential purposes) and does not involve any significant soil disturbance. The NES-CS is therefore not thought to be applicable.

## 8.5 Regional Policy Statement for Northland (RPS)

The RPS does not show the site as containing any natural character or landscape values. The minor residential unit site will be within an area already supporting existing development and use. I consider the minor residential unit to be consistent with any relevant objectives and policies in the RPS, specifically **Objective 3.5 Enabling economic wellbeing;** and **3.11 Regional form.** The proposed activity does not sterilise or fragment highly versatile soils and does not result in any adverse reverse sensitivity effects.

## 8.6 Regional Plan

The proposal does not require any consent under any regional plan.

## 9.0 s95A-E ASSESSMENT & CONSULTATION

### 9.1 S95A Public Notification Assessment

A consent authority must follow the steps set out in s95A to determine whether to publicly notify an application for a resource consent. Public notification is neither mandatory nor precluded. The activity will not have, nor is it likely to have, adverse effects on the environment that are more than minor and there are no special circumstances. Public notification is not required.

### 9.2 S95B Limited Notification Assessment

A consent authority must follow the steps set out in s95B to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified pursuant to s95A. There are no affected groups or affected persons that must be notified. Limited notification of this application is not required.

### 9.3 S95D Level of Adverse Effects

The AEE in this report assesses effects on the environment and concludes that these will be less than minor.

### 9.4 S95E Affected Persons

A person is an 'affected person' if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor). A person is not an affected person if they have provided written approval for the proposed activity. The

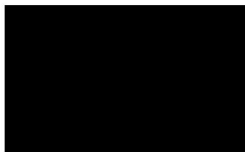
views of the existing dwelling from any adjacent site, including that to the north, are softened by existing vegetation. The MRU will initially be visible to the property to the north, however the construction of a building in the same location as the MRU proposed location could occur as a permitted activity. The proposal complies with bulk and location requirements. It is proposed to establish landscape planting along the driveway into the proposed MRU as well as on its western flank and between it and the property to the north. This is aimed at softening the visual impact of the MRU and will ensure the maintenance of amenity, privacy and outlook. Provided the MRU remains 'tiny' and subsidiary to the principal dwelling, and further provided that the proposed landscape plantings are implemented and maintained, I believe effects on the property to the north can be appropriately mitigated so as to be less than minor.

## 10.0 CONCLUSION

I believe that the proposed development can be carried out on the site with little or no long term adverse effects. The proposal is not contrary to relevant objectives and policies of the Operative or Proposed District Plans, or relevant national and regional policy statements. The proposal is consistent with Part 2 of the Resource Management Act.

There is no District Plan rule or national environmental standard that requires the proposal to be publicly notified and no persons have been identified as adversely affected by the proposal. No special circumstances have been identified that would suggest notification is required.

It is therefore requested that the Council grant approval on a non notified basis, subject to appropriate conditions.



Lynley Newport  
**Senior Planner,**  
**Thomson Survey Ltd**

Date 26<sup>th</sup> October 2023

## 11.0 APPENDICES

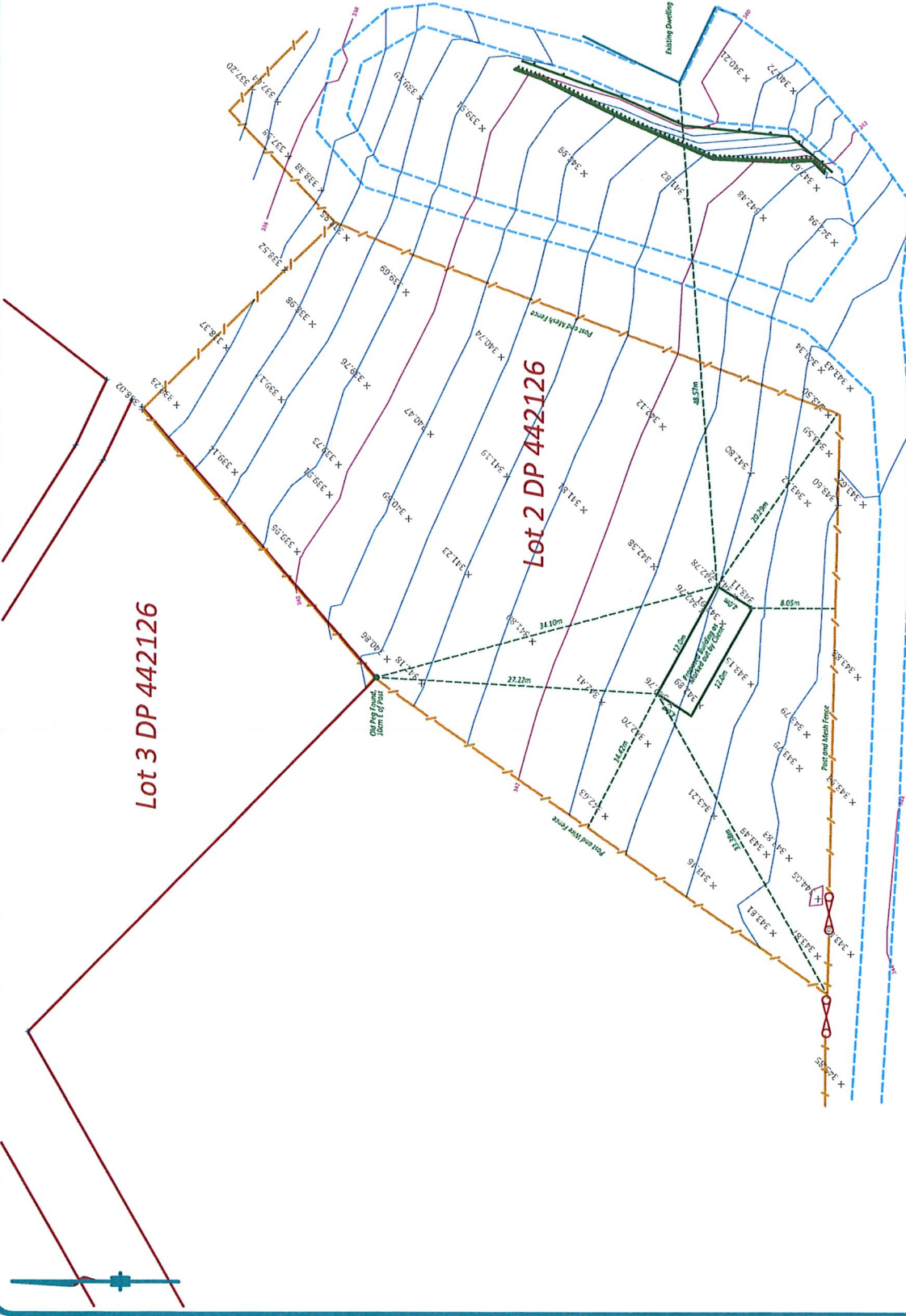
<b>Appendix 1</b>	Site Plan, Floor Plan, Elevations & photos
<b>Appendix 2</b>	Location Map
<b>Appendix 3</b>	Record of Title & Relevant Instruments
<b>Appendix 4</b>	TP58

**Appendix 1**  
Site Plan, Floor Plan,  
Elevations & photos

LEGEND

	Edge of Metal
	Boundary Line
	Bank Bottom
	Bank Top
	Fence Line

Local Authority: Far North District Council  
 Boundary Information from DP 442126  
 Coordinate System: NZGD Mt Eden 2000  
 Coordinate Origin: IB II DP 356046 (E8TG)  
 Level Datum: NZVD 2016  
 Levels in terms of: E8TG RL: 337.69  
 Contour interval: 0.4m MINOR, 2.0m MAJOR  
 SURVEY BY RTK GPS  
 Expected Accuracy: +/- 20mm  
 Refer to record of title for easement or covenant details if any.



This drawing has been prepared solely for the use intended by the client stated on the plan, and must not be used for any other purpose. Thomson Survey Ltd accepts no responsibility for this plan, or any data contained on this plan, to be used for any other purpose.

## Topographical Survey & Site Plan on Lot 2 DP 442126 718 Waitare Road, Okaihau

PREPARED FOR: Trevor Ott

**THOMSON SURVEY**  
 Registered Land Surveyors, Planners & Land Development Consultants

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 www.tsurvey.co.nz

Name	Date	ORIGINAL	SHEET SIZE
Survey	MD 21/09/23	SCALE	1:500
Design	MD 21/09/23	Rev	A3
Approved			
Rev			

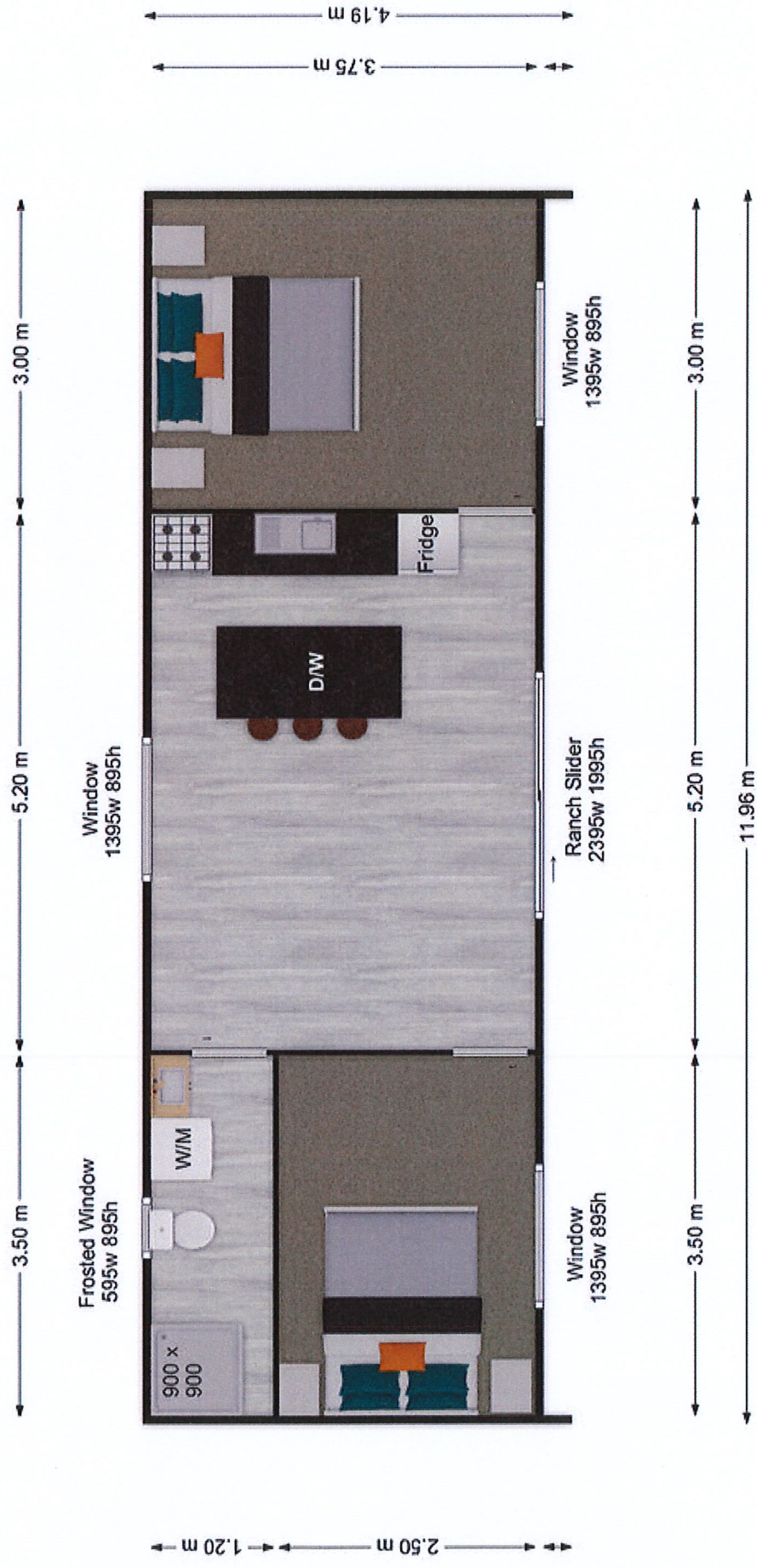
Surveyors Ref. No: **10514**  
 Series  
 Sheet 1 of 1





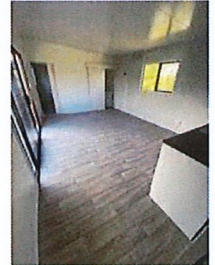
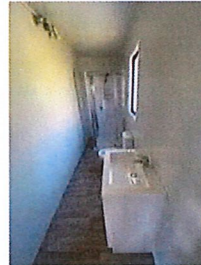
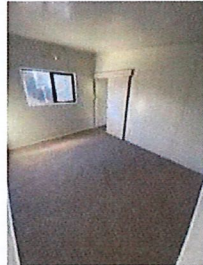
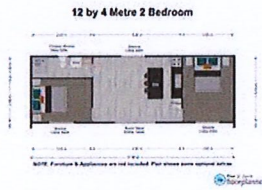


# 12 by 4 Metre 2 Bedroom



**NOTE: Furniture & Appliances are not included. Plan shows some optional extras.**





**12.0M x 4.0M Two Bedroom**

## Appendix 2

### Location Map



# Far North Proposed District Plan

718 Waiare Road, Kerikeri 0295



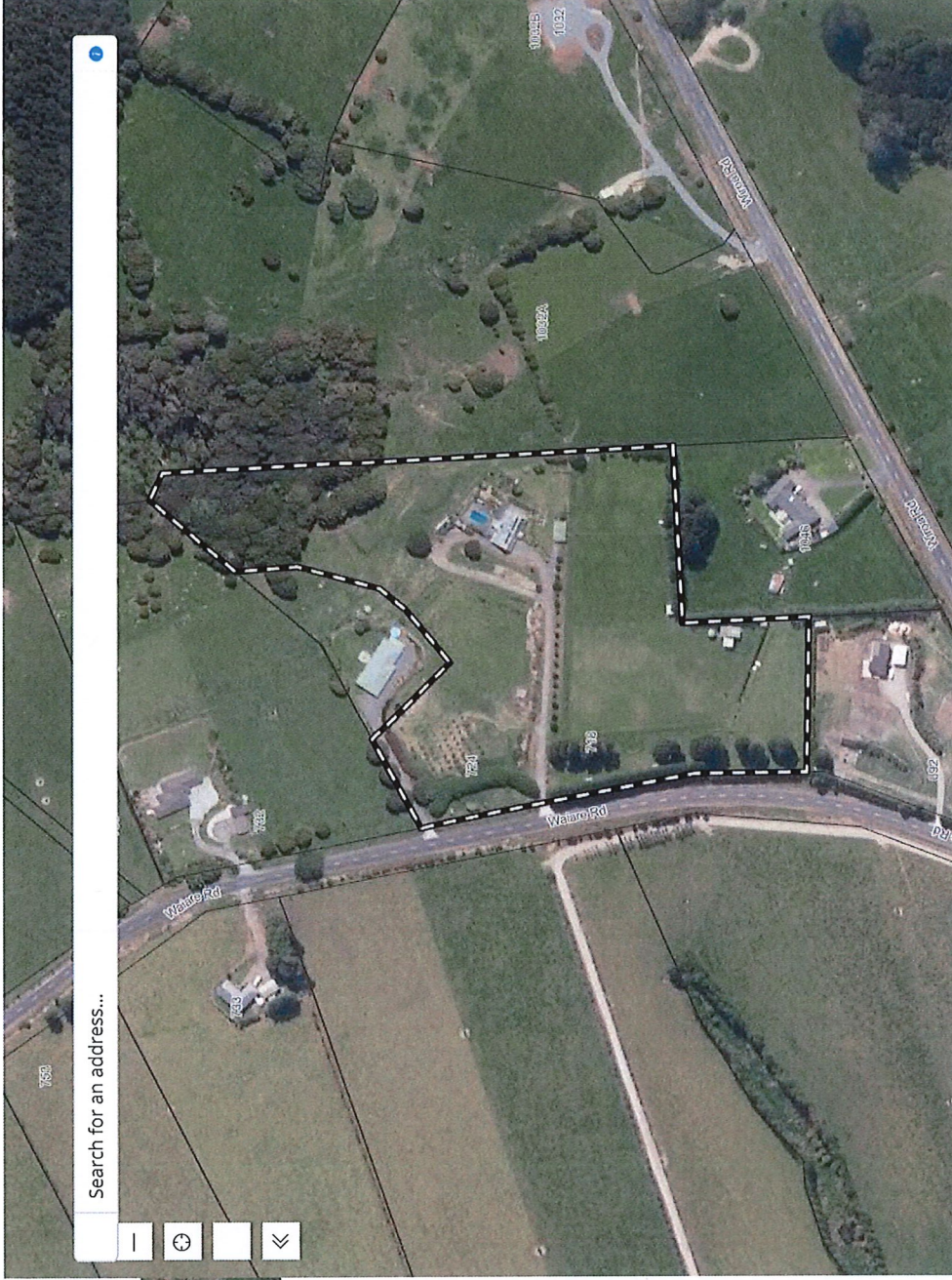
- Property Specific Proposed District Plan Chapters
- View Full Proposed District Plan
- Zoom to selected property
- Clear selected property

**Proposed:** 27 Jul 2023  
**Revision:** 23 May 2023  
 The following information applies to this property

## Zone

**Rural Production**

View section



## Map Tools

### Map Layers

- Non-District Plan Layers
- Zone
- Historical and Cultural Values Overlays
- Specific Controls
- Overlays
- Energy Infrastructure and Transport Overlays
- Precincts
- Natural Environments Overlays
- Designations
- Natural Hazards and Risks Overlays
- Transparency

### Basemaps



### Measure

Draw

Text

Print

Legend

Help

60 m

# **Appendix 3**

## Record of Title & Relevant Instruments



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** 551230  
**Land Registration District** North Auckland  
**Date Issued** 21 September 2011

**Prior References**  
160849

---

**Estate** Fee Simple  
**Area** 3.6178 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 442126  
**Registered Owners**  
[REDACTED]

---

**Interests**

Subject to Section 206 Land Act 1924

Subject to Section 8 Coal Mines Amendment Act 1950

Appurtenant hereto is an electricity right specified in Easement Certificate C976221.3 - 2.4.1996 at 2:25 pm

The easement specified in Easement Certificate C976221.3 is subject to Section 243 (a) Resource Management Act 1991  
8838009.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.9.2011 at 2:39 pm

Subject to a right of way and a right to convey electricity, telecommunications, computer media and water supply over part  
marked A on DP 442126 created by Easement Instrument 8838009.3 - 21.9.2011 at 2:39 pm

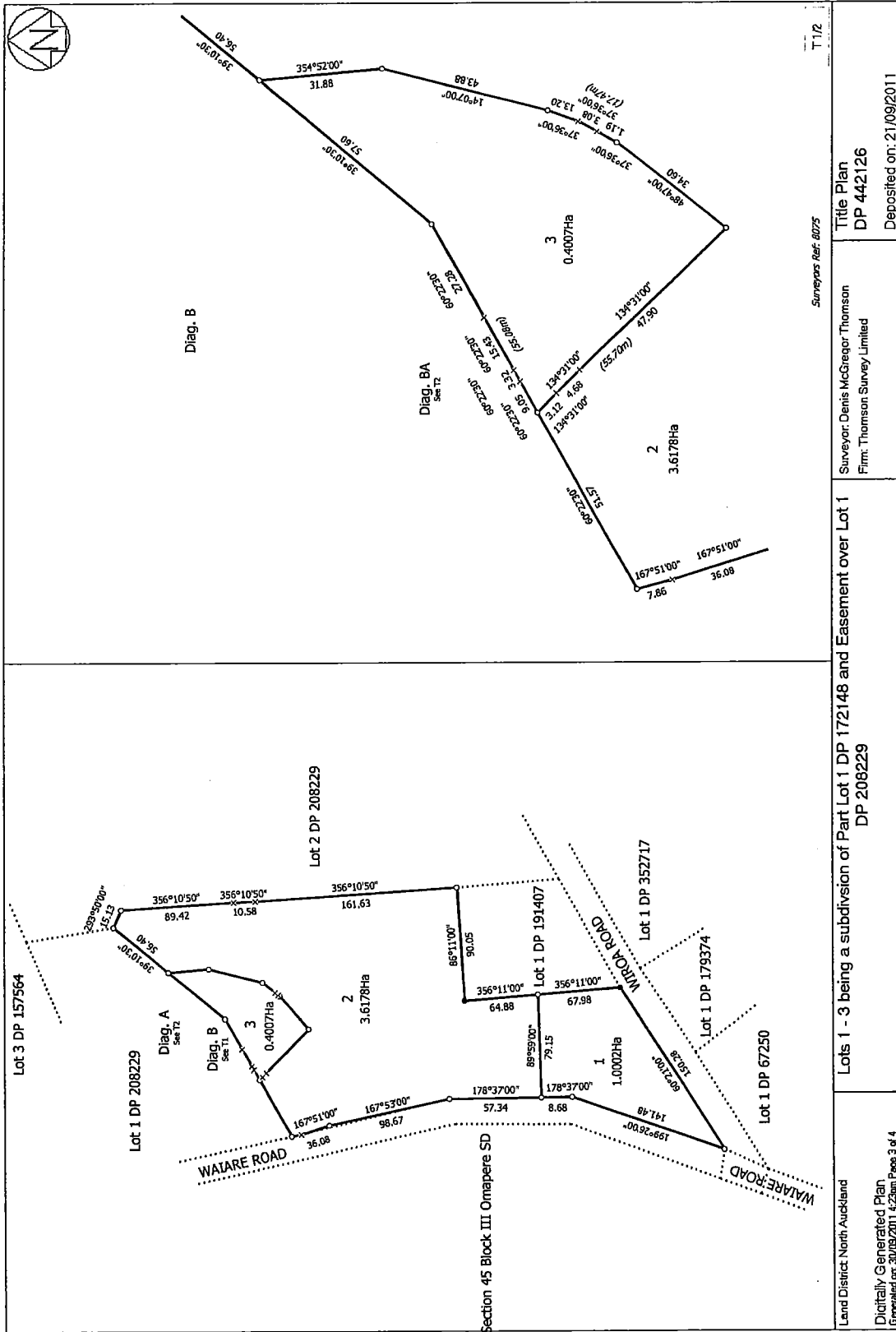
The easements created by Easement Instrument 8838009.3 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right to convey electricity created by Easement Instrument 8838009.4 - 21.9.2011 at 2:39 pm

Appurtenant hereto is a right to convey electricity created by Easement Instrument 8838009.5 - 21.9.2011 at 2:39 pm

12737980.3 Mortgage to Westpac New Zealand Limited - 31.5.2023 at 2:03 pm





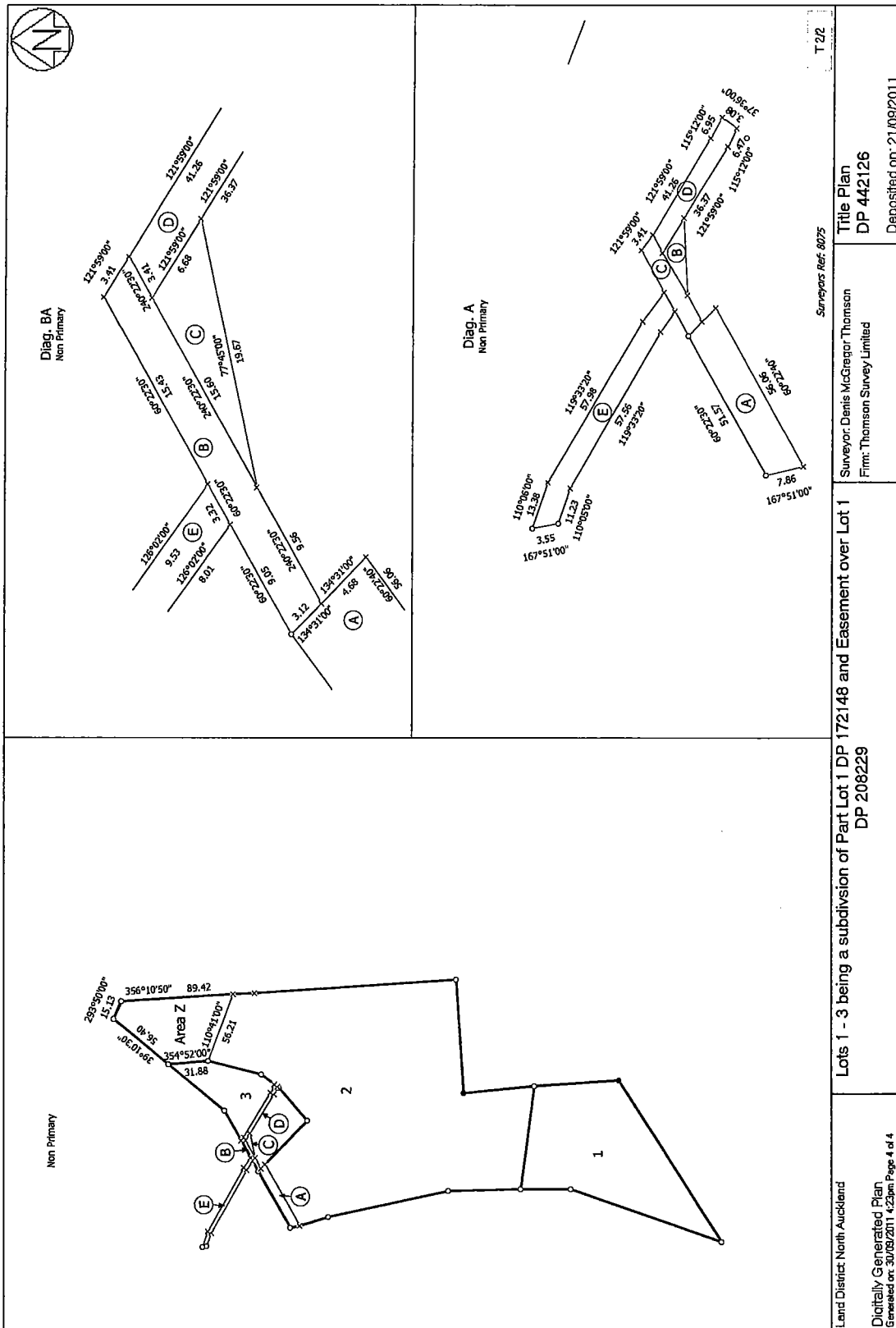
Surveyors Ref. 8075

Title Plan  
DP 442126  
Deposited on: 21/09/2011

Surveyor: Denis McGregor Thomson  
Firm: Thomson Survey Limited

Lots 1 - 3 being a subdivision of Part Lot 1 DP 172148 and Easement over Lot 1 DP 208229

Land District: North Auckland  
Digitally Generated Plan  
Generated on: 30/09/2011 6:23pm Page 3 of 4





# View Instrument Details

Instrument No. 8838009.3  
Status Registered  
Date & Time Lodged 21 Sep 2011 14:39  
Lodged By Madigan, Amy Sheree  
Instrument Type Easement Instrument



---

Affected Computer Registers	Land District
551230	North Auckland
551231	North Auckland

---

Annexure Schedule: Contains 3 Pages.

---

## Grantor Certifications

- I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period
- I certify that the Mortgagee under Mortgage 7093241.1 has consented to this transaction and I hold that consent

## Signature

Signed by Albert Peter Alloo as Grantor Representative on 21/09/2011 02:26 PM

---

## Grantee Certifications

- I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

## Signature

Signed by Albert Peter Alloo as Grantee Representative on 21/09/2011 02:26 PM

\*\*\* End of Report \*\*\*

Form B

**Easement instrument to grant easement or *profit à prendre*, or create land covenant**

(Sections 90A and 90F Land Transfer Act 1952)

**Grantor**

Gillian Dawn HALCROW

**Grantee**

Gillian Dawn HALCROW

**Grant of Easement or *Profit à prendre* or Creation of Covenant**

**The Grantor** being the registered proprietor of the servient tenement(s) set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

**Schedule A**

*Continue in additional Annexure Schedule, if required*

Purpose (Nature and extent) of easement; <i>profit</i> or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Right of Way Right to Convey Electricity, Telecommunications, Computer Media & Water Supply	"A" on DP 442126	Lot 2 on DP 442126 CFR 551230	Lot 3 on DP 442126 CFR 551231

Form B - continued

---

**Easements or profits à prendre rights and powers (Including terms, covenants and conditions)**

*Delete phrases in [ ] and insert memorandum number as required; continue in additional Annexure Schedule, if required*

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

The implied rights and powers are hereby [~~varied~~] [~~negatived~~] [~~added to~~] or [~~substituted~~] by:

[~~Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952~~]

[~~the provisions set out in Annexure Schedule \_\_\_\_\_~~]

**Covenant provisions**

*Delete phrases in [ ] and insert Memorandum number as require; continue in additional Annexure Schedule, if required*

The provisions applying to the specified covenants are those set out in:

[~~Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952~~]

[~~Annexure Schedule \_\_\_\_\_~~]

Form L

---

Annexure Schedule

Page 3 of 3 Pages

*Insert instrument type*

Easement

*Continue in additional Annexure Schedule, if required*

**ANNEXURE SCHEDULE B**

Clause 11(2) of Schedule 4 to the Land Transfer Regulations 2002 is modified to the extent that the following proviso is inserted at the end of Clause 11(2):

"provided however where the need for maintenance, repair or replacement of the easement facility is directly attributable to the act or omission of the Grantor or the Grantee (or Grantees, if more than one) the costs shall be borne solely by the party to whom the act or omission is attributed or in such proportion as relates to the act or omission".





# View Instrument Details

**Instrument No.** 8838009.2  
**Status** Registered  
**Date & Time Lodged** 21 Sep 2011 14:39  
**Lodged By** Madigan, Amy Sheree  
**Instrument Type** Consent Notice under s221(4)(a) Resource Management Act 1991



---

Affected Computer Registers	Land District
551229	North Auckland
551230	North Auckland

---

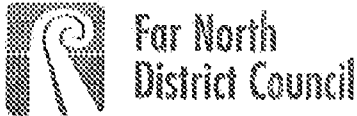
**Annexure Schedule:** Contains 2 Pages.

---

## Signature

Signed by Albert Peter Alloo as Territorial Authority Representative on 21/09/2011 02:23 PM

**\*\*\* End of Report \*\*\***



Private Bag 752, Memorial Ave

Kaitiaki 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2250

Fax: (09) 401 2137

Email: [ask.us@fnk.govt.nz](mailto:ask.us@fnk.govt.nz)

Website: [www.fnk.govt.nz](http://www.fnk.govt.nz)

## THE RESOURCE MANAGEMENT ACT 1991

### SECTION 221: CONSENT NOTICE

REGARDING RC 2110255

Being the Subdivision of Pt Lot 1 DP 172148

PURSUANT to Section 221 and for the purpose of Section 224 (c) (ii) of the Resource Management Act 1991, this Consent Notice is issued by the **FAR NORTH DISTRICT COUNCIL** to the effect that conditions described in the schedule below are to be complied with on a continuing basis by the subdividing owner and the subsequent owners after the deposit of the survey plan, and these are to be registered on the titles of the allotments specified below.

### SCHEDULE

#### Lot 1 – DP 442126

- i) That upon construction of any habitable building it shall have a roof water collection system with a minimum tank storage of 45,000 litres. The tank(s) shall be positioned so that they are accessible (safely) for fire fighting purposes and fitted with an outlet compatible with rural fire service equipment. Where more than one tank is utilised they shall be coupled together and at least one tank fitted with an outlet compatible with rural fire service equipment. Alternatively, the dwelling can be fitted with a sprinkler system approved by Council.
- ii) In conjunction with the construction of a building that requires a waste water disposal system, the lot owner shall obtain a Building Consent and install the wastewater treatment and effluent disposal system as detailed in the report prepared by Haigh Workman Civil and Structural Consultants submitted with RC 2110255. The installation shall include an agreement with the system supplier or its authorised agent for the ongoing operation and maintenance of the waste water treatment plant and effluent disposal system.

If the lot owner wants to install a different wastewater treatment and effluent disposal system then a new TP58 report will be required in conjunction with any Building Consent application.

- iii) The estimated cost of the system detailed in the Haigh Workman Civil

and Structural Consultants report is \$9,500.00 plus GST as at 14 July 2011.

- iv) Following 12 months of operation of the wastewater treatment and effluent disposal system the lot owner shall provide certification to Council that the system is operating in accordance with its design criteria.
- v) No access is to be off Wiroa Road, all entrances are to be formed only from Waiare Road.

Lot 2 – DP 442126

- vi) The owners shall preserve the indigenous trees and bush within the area identified as Z on the survey plan and shall not without the prior written consent of the council and then in strict compliance with any conditions imposed by the council, cut down, damage or destroy any indigenous vegetation. The landowners shall not be deemed to be in breach of this prohibition if any such vegetation shall die from natural causes not attributable to any act or default by or on behalf of the landowners or for which the landowner is responsible. Dead wood may be removed by the owners for their own use on the site.

SIGNED:



Mr Patrick John Killalea

By the FAIR NORTH DISTRICT COUNCIL

Under delegated authority:

PRINCIPAL PLANNER – RESOURCE MANAGEMENT

DATED at KERIKERI this

3<sup>rd</sup>

day of

August

2011

# Appendix 4

## TP58



JAS Civil Ltd

**ON-SITE WASTEWATER,  
DESIGN, TREATMENT AND  
DISPOSAL REPORT**

**SEPTEMBER 2023**

Author: Mark Smith

### **Owner information**

Owner's Name:	Trevor Ott
Physical Address:	718 Waiare Rd, Okaihau
E-mail:	[REDACTED]
Phone:	[REDACTED]

### **Contractor's Information**

Name:	<u>Adams Drainage</u>
Mailing address:	<u>R.D 2, Okaihau</u>
Registration No.	[REDACTED]
Phone:	[REDACTED]

### **Designer's Information**

Designer's Name:	Mark Smith NZCE (civil)
Mailing address:	[REDACTED]
Phone:	[REDACTED]

### **Design Overview:**

Trevor, the owner has contacted JAS Civil to prepare an on-site wastewater design.

Following a site visit, it is proposed to design for the following:

- A new 2- bedroom tiny house
- The property consists of 36,178m<sup>2</sup>
- The property is fenced for livestock
- It is proposed to use an AES system

The proposed area for the effluent field is on gently sloping area at the northern end of proposed dwelling. The septic tank will be located above the effluent field allowing for gravity feed.

## System Design Parameters

Number of bedrooms	2
Combined occupancy Allowance	4
Daily Occupant Flow Allowance	180
Total Daily Flow Rate	720
Soil Category	4
Design Loading Rate (DLR)	20
Disposal Field Area	36
Reserve Disposal Field Area	18
Water Supply	Tank
Water Reduction reuse Water conservation fixtures	No grey water recycling proposed No garbage grinder unit allowed for in system

Project wastewater strength for this design is: BOD <5g/m<sup>3</sup> and TSS <5g/m<sup>3</sup>. The design is for peak use and is expected to generate wastewater flow without substantial variation from day to day. As a result, flow variation management will not be required. Existing dwellings in the vicinity seem to work satisfactory.

### Site design Considerations:

The proposed waste water layout location is on gently sloping ground below the proposed dwelling. There are no known water courses within close proximity of the proposed effluent field.

There are no known services within this area.

NRC maps shows an active bore hole located over 40m away – see plan

### Soil Assessment:

A bore hole was drilled down 1.5m into material described as clayey volcanic loams.

Soil is categorized as cat 4 clayey volcanic loams.



## **System Design**

After consideration of the design requirements and flow calculations, a 3200Lt tank is deemed to be suitable.

The disposal field will use the Advanced Enviro-Septic (AES-38) Wastewater treatment system. In New Zealand an AES-38 standard system achieves the following results:-

BOD < 2 mg/L

TSS < 3 mg/L

This is 10 times better than the standard required for secondary treatment.

See attached AES Design calculator that has been peer reviewed by Environment Technology.

## **Sizing of land application area**

Using the AES Design Calculator (attached) that is peer reviewed by Environment Technology

## **Environmental Impact**

The proposed System is positioned lower than the proposed house to allow gravity feed.

There are no known water courses within close proximity of the effluent field.

The area where the effluent field is proposed will be grassed.

No historical findings or archaeological artifacts have been uncovered during excavations.

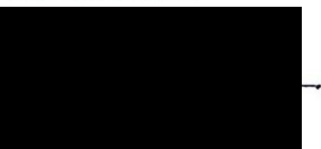
There will be insignificant environmental effect from the proposed system.

The area will be fenced from livestock.

## **Summary**

Conservative calculations were applied, and the 3200 litre System is more than adequate to cope with the peak flows and 3-day storage of 720 litres.

The proposed system will be efficient and beneficial to all parties while future proofing at the same time.



Mark Smith

NZCE (civil)

# Location Map





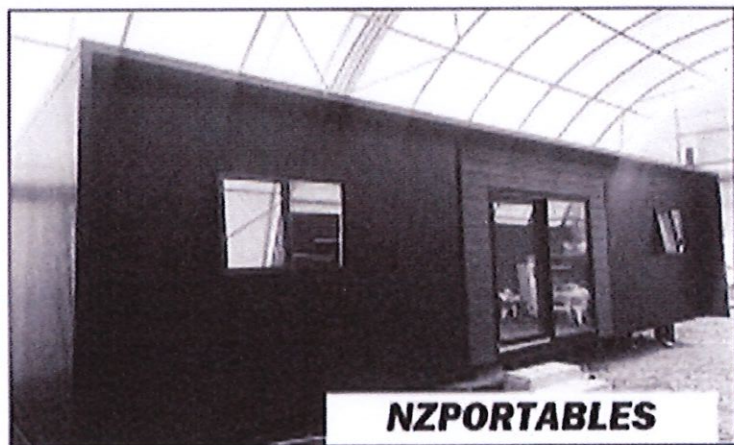
# Septic System Layout







We are a New Zealand family-owned and operated business based in Northland. We have been building cabins since 2009 starting in Wellington then also, Christchurch, Auckland and in 2018 we moved to Northland. No one knows more about portable buildings and tiny homes than us, we haven't just been 'builders', we are quite simply leaders in this field. You can rest assured your portable building has been designed and built to the highest standard, there is no learning curve with us. We have multiple sizes and configurations to meet your needs. We are passionate about what we do and look forward to working with you.



## 12 x 4 Two Bedroom Cabin

This 12 x 4 is our most popular. It is configured with 2 bedrooms, see floorplan overleaf. It includes,

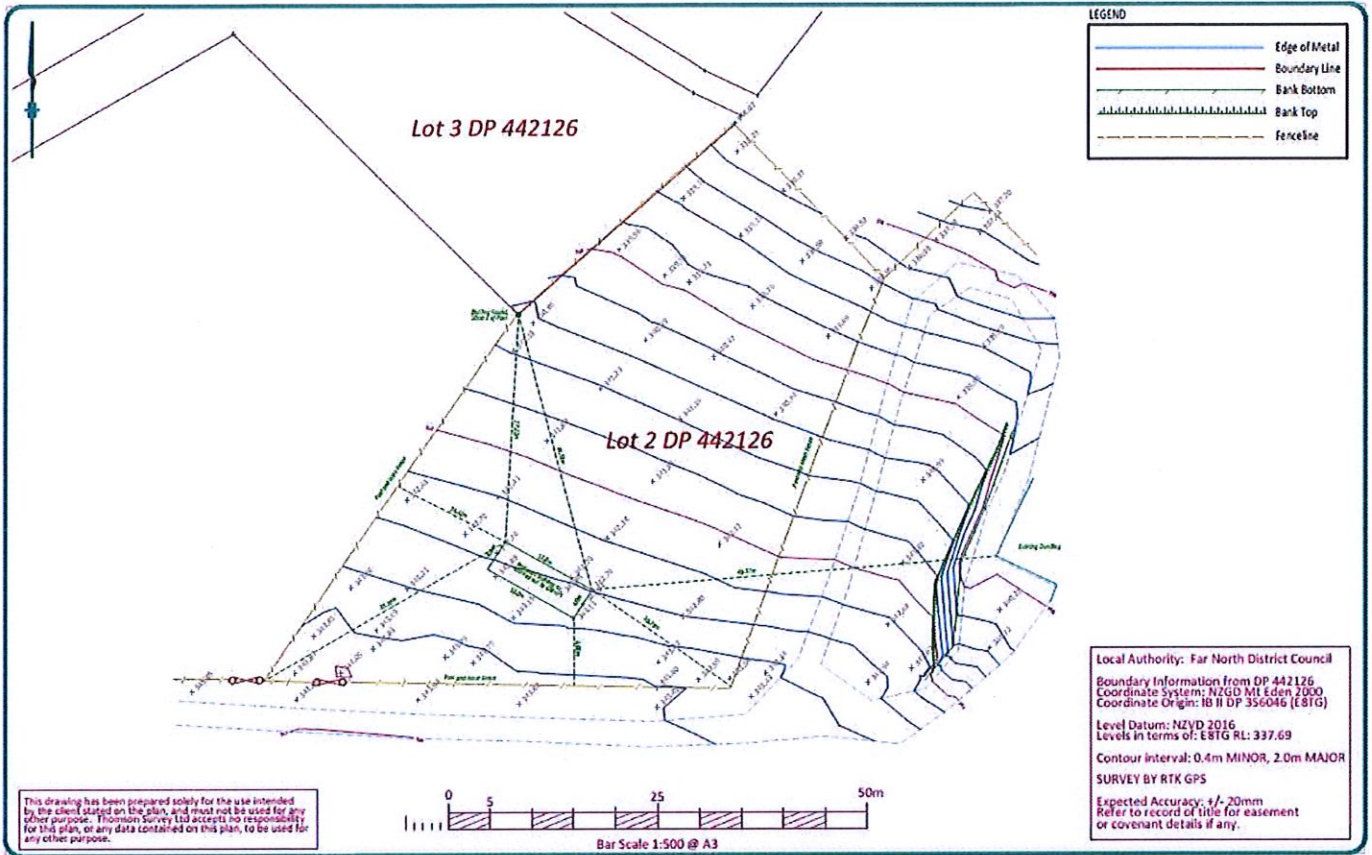
- Double glazed ranch slider and a double glazed window in living area
- 1 Bedroom with double glazed window
- Galley kitchenette (sink, taps, under-bench unit with three doors and a drawer)
- Bathroom (toilet, shower vanity, double glazed frosted window)
- Choice of exterior and joinery colours to suit your taste
- Choice of floor coverings with both carpet & vinyl options
- Wired with 16 amp RCD board, caravan inlet plug and electrical certifications
- Trailerised with 3 axles and drawbar
- Water and external power fittings for a gas water heater (califont)



You can choose to add other items to meet your requirements for example, washing/dishwasher connections, kitchen island, gas water heater (califont). We also have a finance partner who can arrange finance for you.





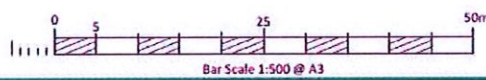


**LEGEND**

	Edge of Metal
	Boundary Line
	Bank Bottom
	Bank Top
	Fence Line

Local Authority: Far North District Council  
 Boundary Information from DP 442126  
 Coordinate System: NZGD M1 Eden 2000  
 Coordinate Origin: IB II DP 356046 (E81G)  
 Level Datum: NZVD 2016  
 Levels in terms of: EB1G RL: 337.69  
 Contour Interval: 0.4m MINOR, 2.0m MAJOR  
 SURVEY BY RTK GPS  
 Expected Accuracy: ±/s, 20mm  
 Refer to record of title for easement or covenant details if any.

This drawing has been prepared solely for the use intended by the client stated on the plan, and must not be used for any other purpose. Thomson Survey Ltd accepts no responsibility for this plan, or any data contained on this plan, to be used for any other purpose.



**THOMSON SURVEY**  
 215 Kerikeri Rd  
 P.O. Box 372 Kerikeri  
 Email: kerikeri@tsurvey.co.nz  
 Tel: 09 4077340  
 www.tsurvey.co.nz  
 Registered Land Surveyors, Planners & Land Development Consultants

**Topographical Survey & Site Plan**  
 on Lot 2 DP 442126  
 718 Waiare Road, Okaihau  
 PREPARED FOR: Trevor Oxi

Name	Date	ORIGINAL
Survey	AOJ 21/02/23	SCALE SHEET
Checked		1:500   A3
Drawn	MD 21/02/23	
Approved		
Key		

Surveyors  
 Ref. No:  
**10514**  
 Series  
 Sheet 1 of 1







**Far North  
District Council**

**ON SITE WASTEWATER DISPOSAL SYSTEM DESIGNER GUIDELINES FOR  
FNDC ASSESSMENT**

**All Writers shall comply with the following to be duly assessed by FNDC:-**

- Shall be qualified Engineer with current registered IPENZ membership or a Certifying licensed Drain layer or an appropriately qualified professional deemed to be competent in design of On site wastewater disposal systems.(such as Architect, designer or licensed building practitioner )
- Shall have attended and passed a Council approved course on Onsite Wastewater Disposal Systems. The assessment must be provided by the course provider.
- Shall demonstrate through an actual test scenario to Council that they have adequate experience in designing On Site Wastewater Disposal Systems in accordance with Auckland Regional Council's TP58 requirements.
- FNDC shall review and verify previous projects designed by the Writers and establish referee checks.
- All credentials of the Writers shall be evaluated by FNDC and sources of evidence will be established.
- Qualifications of the Writers shall be recorded by FNDC with the right to review on an annual basis.
- Writers shall submit to FNDC a minimum of their 5 design works peer reviewed by a Registered Chartered Professional Engineer of IPENZ with a producer statement (PS2 – Design Review) in a given year.
- Writers shall submit to FNDC a copy of their current valid Indemnity Insurance certificate with details of insurance coverage note this must be appropriate for the value of work
- FNDC holds the exclusive right to assess writers and withdraw if necessary at its discretion.

# PRODUCER STATEMENT

## DESIGN: ON-SITE EFFLUENT DISPOSAL SYSTEMS (T.P.58)

ISSUED BY:.....Andrew Bax.....approved, qualified design professional)

TO:..... Trevor Ott .....(owner).....

TO BE SUPPLIED TO: .....Far North District Council.....

PROPERTY LOCATION:..... 718 Waiare Rd, Okaihau .....

LOT.....2.....DP.....442126.....VALUATION NUMBER...00229-14604.....

TO PROVIDE : Design an on-site effluent disposal system in accordance with Technical paper 58 and provide a schedule to the owner for the systems maintenance.

THE DESIGN: Has been in accordance with G13 (Foul Water) G14 (Industrial Liquid Waste) B2 (durability 15 years) of the Building Regulations 1992.

As an independent approved design professional covered by a current policy of Professional Indemnity Insurance (Design) to a minimum value of \$200,000.00, I BELIEVE ON REASONABLE GROUNDS that subject to:

- (1) The site verification of the soil types.
  - (2) All proprietary products met the performance requirements.
- The proposed design will meet the relevant provisions of the Building Code and 5.3.11 of The Far North District Council Engineering Standards.

.....(Signature of approved design professional)

CPEng, CMengNZ.....(Professional qualifications)

1027848.....(Licence Number or professional Registration number)

Address .....Kowhai Court, 27 Rust Ave.....

Whangarei.....

Phone Number .....

Fax Number .....

Cell Phone .....

Date .....

Note: This form is to accompany every application for a Building Consent incorporating a T.P.58. Approval as a design professional is at Councils discretion.

### On-site Wastewater Disposal Site Evaluation Investigation Checklist

**FAR NORTH DISTRICT COUNCIL**

# **Appendix E**

**TP58**

## **On-site Wastewater Disposal Site Evaluation Investigation Checklist**



**Part A –Owners Details**

**1. Applicant Details:**

Applicant Name	Trevor Ott	
Company Name		
Property Owner Name(s)	First Name(s)	Surname
	Trevor	Ott

Nature of Applicant*	Owner
----------------------	-------

(\*i.e. Owner, Leasee, Prospective Purchaser, Developer)

**2. Consultant / Site Evaluator Details:**

Consultant/Agent Name	JAS Civil Ltd	
Site Evaluator Name	Mark Smith	
Postal Address	P.O. Box 1261	
	Whangarei	
Phone Number	Business	[REDACTED]
	Mobile	[REDACTED]
Name of Contact Person		
E-mail Address	[REDACTED]	

**3. Are there any previous existing discharge consents relating to this proposal or other waste discharge on this site?**

Yes		No	<input checked="" type="checkbox"/>	(Please tick)

**4. List any other consent in relation to this proposal site and indicate whether or not they have been applied for or granted**

If so, specify Application Details and Consent No.  
 (eg. LandUse, Water Take, Subdivision, Earthworks Stormwater Consent)

Building consent

**Part B- Property Details**

**1. Property for which this application relates:**

Physical Address of Property	718 Waiare Rd, Okaihau		
Territorial Local Authority	FAR NORTH DISTRICT COUNCIL		
Regional Council	NORTHLAND REGIONAL COUNCIL		
Legal Status of Activity	Permitted:	Controlled:	Discretionary:
Relevant Regional Rule(s) (Note 1)			
Total Property Area (m <sup>2</sup> )	36,178m <sup>2</sup>		
Map Grid Reference of Property If Known			

**2. Legal description of land (as shown on Certificate of Title)**

Lot No.	2	DP No.	442126	CT No.	
Other (specify)					

Please ensure copy of Certificate of Title is attached

**PART C: Site Assessment - Surface Evaluation**

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation and Sn 5.2.2(a) Site Surface Evaluation)

Note: Underlined terms defined in Table 1, attached

Has a relevant property history study been conducted?

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	(Please tick one)
-----	-------------------------------------	----	--------------------------	-------------------

If yes, please specify the findings of the history study, and if not please specify why this was not considered necessary.

Property was originally part of a larger farm.
lots have been sub-divided off over the years
No evidence of pre-european or early european settlement

**1. Has a Slope Stability Assessment been carried out on the property?**

Yes		No	X	Please tick
-----	--	----	---	-------------

If No, why not?

Site for all intensive purposes is basically flat and not subject to instability.

If Yes, please give details of report (and if possible, please attach report):

Author	
Company/Agency	
Date of Report	
Brief Description of Report Findings:-	

**2. Site Characteristics (See Table 1 attached):**

Provide descriptive details below:
<b><u>Performance of Adjacent Systems:</u></b>
Unknown
<b><u>Estimated Rainfall and Seasonal Variation:</u></b>
Information available from N.I.W.A MET RESEARCH
<b><u>Vegetation / Tree Cover:</u></b>
grass
<b><u>Slope Shape: (Please provide diagrams)</u></b>
gently sloping
<b><u>Slope Angle:</u></b>
5 degrees
<b><u>Surface Water Drainage Characteristics:</u></b>
Ground soakage and sheet overland flow
<b><u>Flooding Potential: YES/NO</u></b>
No
If yes, specify relevant flood levels on appended site plan, i.e. one in 5 years and/or 20 year and/or 100 year return period flood level, relative to disposal area.
<b><u>Surface Water Separation:</u></b>
<b><u>Site Characteristics: or any other limitation influencing factors</u></b>



**3. Site Geology**

Check Rock Maps

Kerikeri/BOI Volcanic field - Late Miocene Basalt

Geological Map Reference Number      GNS Maps

**4. What Aspect(s) does the proposed disposal system face? (please tick)**

North	<input checked="" type="checkbox"/>	West	<input type="checkbox"/>
North-West	<input type="checkbox"/>	South-West	<input type="checkbox"/>
North-East	<input type="checkbox"/>	South-East	<input type="checkbox"/>
East	<input type="checkbox"/>	South	<input type="checkbox"/>

**5. Site clearances,( Indicate on site plan where relevant)**

Separation Distance from	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)
Boundaries	8.0	2.0
Surface water, rivers Creeks drains etc	NA	NA
Groundwater	>0.6	>0.6
Stands of Trees/Shrubs	NA	NA
Wells, water bores	40m	40m
Embankments/retaining walls	NA	NA
Buildings	2.0	4.0
Other (specify):		

**PART D: Site Assessment - Subsoil Investigation**

(Refer TP58 - Sn 5.1 General Purpose of Site Evaluation, and Sn 5.2.2(a) Site Surface Evaluation and Sn 5.3 Subsurface Investigations)

Note: Underlined terms defined in Table 2, attached

**1. Please identify the soil profile determination method:**

Test Pit	(Depth _____ m	No of Test Pits	
Bore Hole	(Depth <u>1.5</u> m	No of Bore Holes	1
Other (specify):			

Soil Report attached?

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Please tick
-----	--------------------------	----	--------------------------	-------------

**2. Was fill material intercepted during the subsoil investigation?**

Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Please tick
-----	--------------------------	----	-------------------------------------	-------------

If yes, please specify the effect of the fill on wastewater disposal


**3. percolation testing (mandatory and site specific for trenches in soil type 4 to 7)**

Please specify the method

Test Report Attached?	Yes		No		Please tick
-----------------------	-----	--	----	--	-------------

**4. Are surface water interception/diversion drains required?**

Yes	x	No		Please tick
-----	---	----	--	-------------

If yes, please show on site plan

**4a Are subsurface drains required**      No

**5. Please state the depth of the seasonal water table:**

Winter	>1.5	m	Measured	x	Estimated	
Summer	>1.5	m	Measured		Estimated	x

**6. Are there any potential storm water short circuit paths?**

Yes		No	x		Please tick
-----	--	----	---	--	-------------

If the answer is yes, please explain how these have been addressed


**7. Based on results of subsoil investigation above, please indicate the disposal field soil category (Refer TP58 Table 5.1)**

Is Topsoil Present?	If so, Topsoil Depth? (m)
---------------------	---------------------------

Soil Category	Description	Drainage	Tick One
1	Gravel, coarse sand	Rapid draining	
2	Coarse to medium sand	Free draining	
3	Medium-fine & loamy sand	Good drainage	
4	Sandy loam, loam & silt loam	Moderate drainage	x
5	Sandy clay-loam, clay loam & silty clay-loam	Moderate to slow drainage	
6	Sandy clay, non-swelling clay & silty clay	Slow draining	
7	Swelling clay, grey clay, hardpan	Poorly or non-draining	

Reasons for placing in stated category

From bore holes investigation undertaken

**PART E: Discharge Details**

**1. Water supply source for the property (please tick):**

Rainwater (roof collection)	x
Bore/well	
Public supply	



**2. Calculate the maximum daily volume of wastewater to be discharged, unless accurate water meter readings are available**

**(Refer TP58 Table 6.1 and 6.2)**

Number of Bedrooms	2 - 3 - 4			2
Design Occupancy				4
Per capita Wastewater Production	140	160	180	180
Other - specify	200	220		
Total Daily Wastewater Production				720

**3. Do any special conditions apply regarding water saving devices**

a) Full Water Conservation Devices?	Yes		No		(Please tick)
b) Water Recycling - what %?		%			(Please tick)

If you have answered yes, please state what conditions apply and include the estimated reduction in water usage

No garbage grinder
Dual flush toilets

**4. Is Daily Wastewater Discharge Volume more than 2000 litres:**

Yes		(Please tick)
No	x	(Please tick)

*Note if answer to the above is yes, an N.R.C wastewater discharge permit may be required*

**5. Gross Lot Area to Discharge Ratio:**

Gross Lot Area	36,178	M
Total Daily Wastewater Production	720	(Litres per day)(from above)
Lot Area to Discharge Ratio	50	

**7. Does this proposal comply with the Northland Regional Council Gross Lot Area to Discharge Ratio of greater than 3?**

Yes	x	No		Please tick
-----	---	----	--	-------------

**8. Is a Northland Regional Council Discharge Consent Required?**

Yes		No	x	(Please tick)
-----	--	----	---	---------------

**PART F: Primary Treatment** (Refer TP58 Section 7.2)

1. Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing: If not 4500 litre, dual chamber explain why not

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
1	single chamber	3200
	Total Capacity	3200

**2. Type of Septic Tank Outlet Filter to be installed?**

Not required with AES-38 system

**PART G: Secondary and Tertiary Treatment**

(Refer TP58 Section 7.3, 7.4, 7.5 and 7.6)

1. Please indicate the type of additional treatment, if any, proposed to be installed in the system: (please tick)

Secondary Treatment	<input checked="" type="checkbox"/>		
Home aeration plant	<input type="checkbox"/>		
Commercial aeration plant	<input type="checkbox"/>		
Intermediate sand filter	<input type="checkbox"/>		
Recirculating sand filter	<input type="checkbox"/>		
Recirculating textile filter	<input type="checkbox"/>		
Clarification tank	<input type="checkbox"/>		
Tertiary Treatment	<input type="checkbox"/>		
Ultraviolet disinfection	<input type="checkbox"/>		
Chlorination	<input type="checkbox"/>		
Other	<input type="checkbox"/>	Specify	Advanced Enviro-septic wastewater treatment - AES 38

**PART H: Land Disposal Method**

(Refer TP58 Section 8)

1. Please indicate the proposed loading method: (please tick)

Gravity	<input checked="" type="checkbox"/>
Dosing Siphon	<input type="checkbox"/>
Pump	<input type="checkbox"/>

**2. High water level alarm to be installed in pump chambers**

Yes  no

If not to be installed, explain why




**3. If a pump is being used, please provide the following information:**

Total Design Head		(m)
Pump Chamber Volume		(Litres)
Emergency Storage Volume		(Litres)

**4. Please identify the type(s) of land disposal method proposed for this site: (please tick)**

*(Refer TP58 Sections 9 and 10)*

Surface Dripper Irrigation			
Sub-surface Dripper irrigation			
Standard Trench			
Deep Trench			
Mound			
Evapo-transpiration Beds			
Other	x	Specify	AES - 38

**5. Please identify the loading rate you propose for the option selected in Part H, Section 4 above, stating the reasons for selecting this loading rate:**

Loading Rate		(Litres/m2/day)
Disposal Area	Design	(m2)
	reserve	(m2)

**Explanation** *(Refer TP58 Sections 9 and 10)*

DLR = 20 = 20 Lt/m2/day = 20 x 36 = 720 Lt/day
Disposal Area (calculated) = 36 m2 - see AES calculator

**6. What is the available reserve wastewater disposal area** *(Refer TP58 Table 5.3)*

Reserve Disposal Area (m <sup>2</sup> )	18
Percentage of Primary Disposal Area (%)	50%

**7. Please provide a detailed description of the design and dimensions of the disposal field and attach a detailed plan of the field relative to the property site:**

**Description and Dimensions of Disposal Field:**

12.6 x 2.86 = 36m <sup>2</sup>
Low and High air vents - as per plan

Plan Attached?	Yes	x	No		(Please tick)
----------------	-----	---	----	--	---------------

**If not, explain why not**


**PART I: Maintenance & Management**

(Refer TP58 Section 12.2)

**1. Has a maintenance agreement been made with the treatment and disposal system suppliers?**

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	(Please tick)
-----	-------------------------------------	----	--------------------------	---------------

Name of Suppliers

Environment Technology
------------------------

**PART J: Assessment of Environmental Effects**

**1. Is an assessment of environmental effects (AEE) included with application?**

(Refer TP58 section 5. Ensure all issues concerning potential effects addressed)

Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	(Please tick)
-----	-------------------------------------	----	--------------------------	---------------

If Yes, list and explain possible effects


**PART K: Is Your Application Complete?**

**1. In order to provide a complete application you have remembered to:**

Fully Complete this Assessment Form	<input checked="" type="checkbox"/>
Include a <i>Location Plan</i> and <i>Site Plan</i> (with Scale Bars)	<input checked="" type="checkbox"/>
Attach an Assessment of Environmental Effects (AEE)	<input checked="" type="checkbox"/>

**1. Declaration**

I hereby certify that, to the best of knowledge and belief, the information given in this application is true and complete.

Name	Andrew Bax	Signature	
Position	Engineer	Date	2-10-23

**Note**

**Any alteration to the site plan or design after approval will result in non compliance.**



Supply of AES components is based on an ET reviewed and digitally signed Calculator and construction drawings. Any changes to the design during the consent process must be reviewed by ET.

Site Address	718 Waiare Rd, Okaihau		
Client Name	Trevor Ott	Clients Email	Added to ET database
Designed By	Mark Smith	Designer Phone #	0274346180
Designer AES Cert. #		Designer AES Cert. #	NZ00805
Installer	Adams Drainage	Installer Phone #	021 407586
Installer AES Cert. #		Installer AES Cert. #	NZ00646
Council Area	Far North District Council	Drainlayer Licence #	15071
		Date	25.01.23

Receiving soil category, surface waters, depth to water tables & all other site constraints are addressed by the Designer in the accompanying information.

from the **System designer's site and soil data. Enter data in light blue fields.** **NOTES**

Number of bedrooms	2	>> Enter "NA" if this design is for a campground, office, cafe etc without bedrooms.
Number of people	4	>> Enter "1" here if entering total daily design flow below and not a per person amount.
Daily wastewater design flow allowance per person (L/d)	180	
Loading rate for AES pipes (L/m AES pipe/d)	38.0	>> Standard rate is 38 L/m AES pipe/d per OSET-NTP testing. Please justify if not using standard rate in Designers notes below
Do you want to use cut AES pipes - eg, 3.5 AES pipes per row? Y or N	N	
AES bed - No. of rows of AES pipes	2	>> Longer AES beds increase contact area with surrounding soil.
Soil Category (per AS/NZS 1547) from site & soil evaluation	4	>> Contact ET for information regarding customising AES bed layouts to clay soils and sloping sites.
Design Loading Rate (DLR) based on soil category (mm/day)	20	>> Soil conditioning may be necessary. Ref AS/NZS 1547/ TP58/ GD06 & Notes below.
Sand depth beneath AES pipes (mm)	300	>> Standard 300mm achieves 3.5Log reduction for FC**; Increase sand depth to further reduce FC. Total expected FC reduction through AES system in this design: 3.5Log***
Is there a pump between the septic tank and the AES bed? Y or N	N	>> Ensure there is 50mm min. fall between septic tank and AES pipes, and pipework laid at 1:100 min.
Is this property/ disposal site sloping? Y or N	N	>> Crown top of bed to shed rainfall and to divert surface water.
Is this design vented to the building terminal vent (TV)? Y or N	N	
Diameter of high vent (mm)	100	>> 65mm, 80mm or 100mm, to be supplied with AES components.
Is sampling of the treated effluent required? Y or N	N	
Distribution Box required Y or N	N	Number of ports required, including inlet port, and port for air vent if so designed.

Designers notes (Editable)

- Scarification of receiving surface is required in soil with elevated clay contents in Cat 4,5,6. In addition refer to AS/NZS 1547:2012, TP58 and GD06 (draft) Always excavate and scarify parallel to the site slope and the rows of AES pipes.
- Specialist soils advice and special design techniques will be required for clay dominated soil having dispersive or shrink/swell behaviour. Refer AS/NZS 1547
- Drainlayers ensure good construction techniques ref. AS/NZS 1547 are especially important in these soil types. Ref AS/NZS1547 & AES Installation Instructions.

AES Bed Design Calculator Outcomes		AES Bed dimensions	
Daily design flow (Q)	720.00 L/d	AES Pipe Bed	AES Bed Extension
Min. length of AES pipe rows	9.47 m	Length (m)	12.60
No. of 3m AES pipes per row	4.00 lths	Width (m)	1.35
Total volume of AES pipes/ total potential buffer capacity	1696.00 L	Sand Depth (m)	0.75
		Area (m <sup>2</sup> )	17.01
For 'Surrounding' extension or to increase bed length/ decrease width, enter "Y", otherwise leave blank.		If 'Y' enter required width (m) of AES bed, otherwise leave blank. Bed length will calculate automatically.	
	Length (m)	Width (m)	Minimum AES footprint required 36m <sup>2</sup>
The dimensions of this AES bed with side extension/s are:	12.6	x 2.86	= 36.0 m <sup>2</sup> total

Total expected FC reduction through AES system in this design: 3.5Log\*\*\*

AES Bed Schedule of Materials	ET Signature box - ET Use Only
AES 3m length pipes required	<p>Signed by: Environment Technology Date &amp; Time: 04 Oct, 2023 08:26:30 NZDT</p> <p>Producer Statement PS-2 Design Review - approved by ET. NOTE: - This design review does not include review of the Site and Soil assessment by the Designer</p>
AES couplings required	
AES offset adaptors	
100mm vent cap with mesh	
Vent cowl for high vent	
TV inspection not required	
Sample port not required	
Distribution box not required	
Total AES System Sand Solid Measure (guide only)	
13.9 m <sup>3</sup>	

To be used as a guide only. This AES Design Calculator is an aid to calculate the AES components and their configuration. (Some single AES row layouts may be over-estimated by one coupling. Et will advise if this has occurred when doing the Design Review. Site and Soil conditions as specified in NZS1547:2012 are calibrated by a Qualified Designer. Environment Technology accepts no responsibility for this soil evaluation and the subsequent loading calculations or the DLR entered by the designer in this calculator.

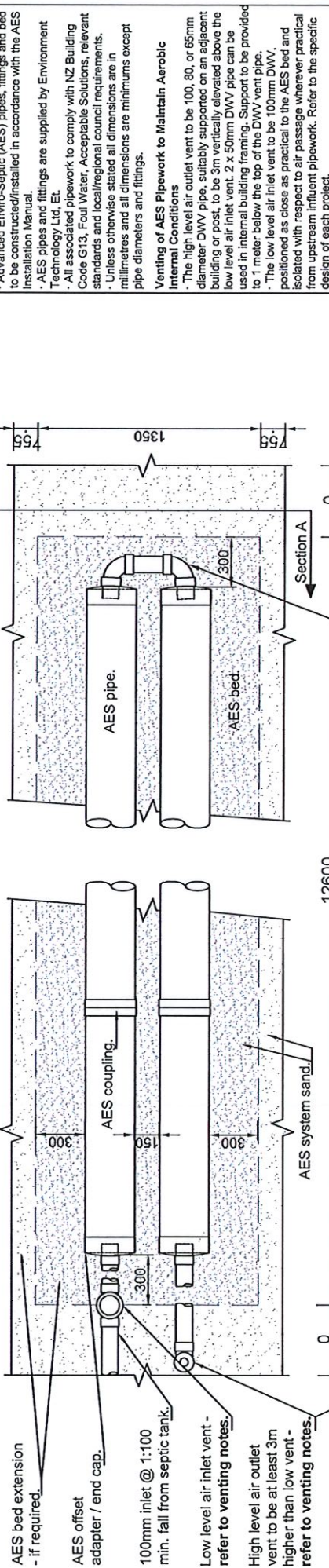
AES pipes can be cut to length on site. AES pipes are supplied in 3 metre lengths only.

\* Residential Effluent is classed as having less than 300mg/L BOD5 plus 350mg/L TSS, a combined total of 650mg/L prior to entering the septic tank, or a combined total of BOD + TSS of < 350mg/L prior to entering the AES bed and not including Industrial Effluent. Contact Et for assistance with high strength, abnormal ph or other parameter influent.  
\*\* AES-38 single pass system achieved 3.5 log reduction for Fecal Coliform (FC) in OSET-NTP Trial 12, 2016-17 benchmarking period.  
\*\*\* Microbial removal rates through medium sand - Pang (2009). Microbial Removal Rates in Subsurface Media Estimated From Published Studies of Field Experiments and Large Intact Soil Cores

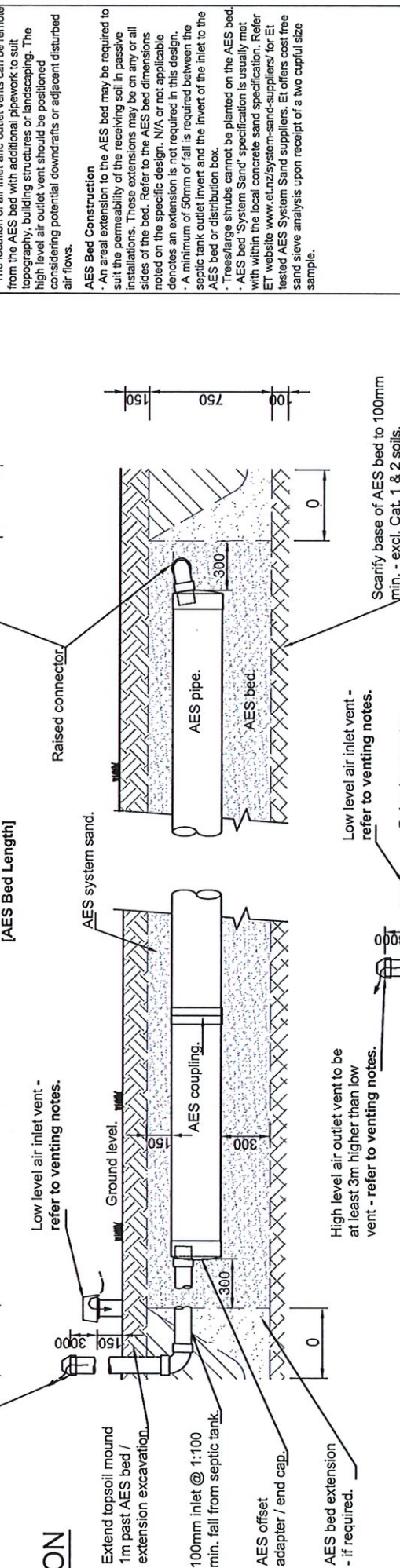
For Design Review: -Email this Design Calculator along with a complete construction drawings to: - [design@et.nz](mailto:design@et.nz)  
AES Components Order- Email a signed AES Design Calculator and a copy of the Council Consented Construction plans to: - [info@et.nz](mailto:info@et.nz)



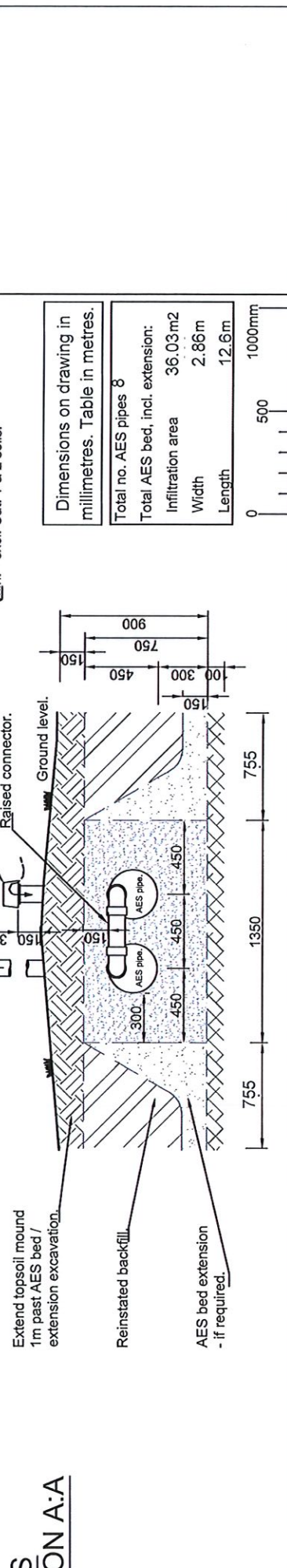
# PLAN



# LONG SECTION



# CROSS SECTION A:A



Dimensions on drawing in millimetres. Table in metres.

Total no. AES pipes	8
Total AES bed, incl. extension:	36.03m <sup>2</sup>
Infiltration area	2.86m
Width	12.6m
Length	1000mm

## NOTES

### General

- Advanced Enviro-Septic (AES) pipes, fittings and bed to be constructed/installed in accordance with the AES Installation Manual.
- AES pipes and fittings are supplied by Environment Technology Ltd, EL
- All associated pipework to comply with NZ Building Code G13, Foul Water, Acceptable Solutions, relevant standards and local/regional council requirements.
- Unless otherwise stated all dimensions are in millimetres and all dimensions are minimums except pipe diameters and fittings.

### Venting of AES Pipework to Maintain Aerobic Internal Conditions

- The high level air outlet vent to be 100, 80, or 65mm diameter DWV pipe, suitably supported on an adjacent building or post, to be 3m vertically elevated above the low level air inlet vent. 2 x 50mm DWV pipe can be used in internal building framing. Support to be provided to 1 meter below the top of the DWV vent pipe.
- The low level air inlet vent to be 100mm DWV, positioned as close as practical to the AES bed and isolated with respect to air passage wherever practical from upstream influent pipework. Refer to the specific design of each project.
- The location of air inlet and outlet vents can be removed from the AES bed with additional pipework to suit topography, building structures or landscaping. The high level air outlet vent should be positioned considering potential downdrafts or adjacent disturbed air flows.

### AES Bed Construction

- An areal extension to the AES bed may be required to suit the permeability of the receiving soil in passive installations. These extensions may be on any or all sides of the bed. Refer to the AES bed dimensions noted on the specific design. N/A or not applicable denotes an extension is not required in this design.
- A minimum of 50mm of fall is required between the septic tank outlet invert and the invert of the inlet to the AES bed or distribution box.
- Tree/large shrubs cannot be planted on the AES bed.
- AES bed 'System Sand' specification is usually met with within the local concrete sand specification. Refer ET website [www.et.nz/system-sand-suppliers/](http://www.et.nz/system-sand-suppliers/) for ET tested AES System Sand suppliers. ET offers cost free sand sieve analysis upon receipt of a two cupful size sample.

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No.	Revision	Date	Name	Scale @ A3	Scale @ A4
2		26/09/20	HO	1:25	1:50

Dwg: AES SB02

DESIGNED BY  
**Mark Smith**  
718 Waiare Rd  
Okaihau

PROJECT  
Trevor Ott  
718 Waiare Rd  
Okaihau

DRAWING TITLE  
Standard AES Bed - Two Row



**NOTES**

**General**

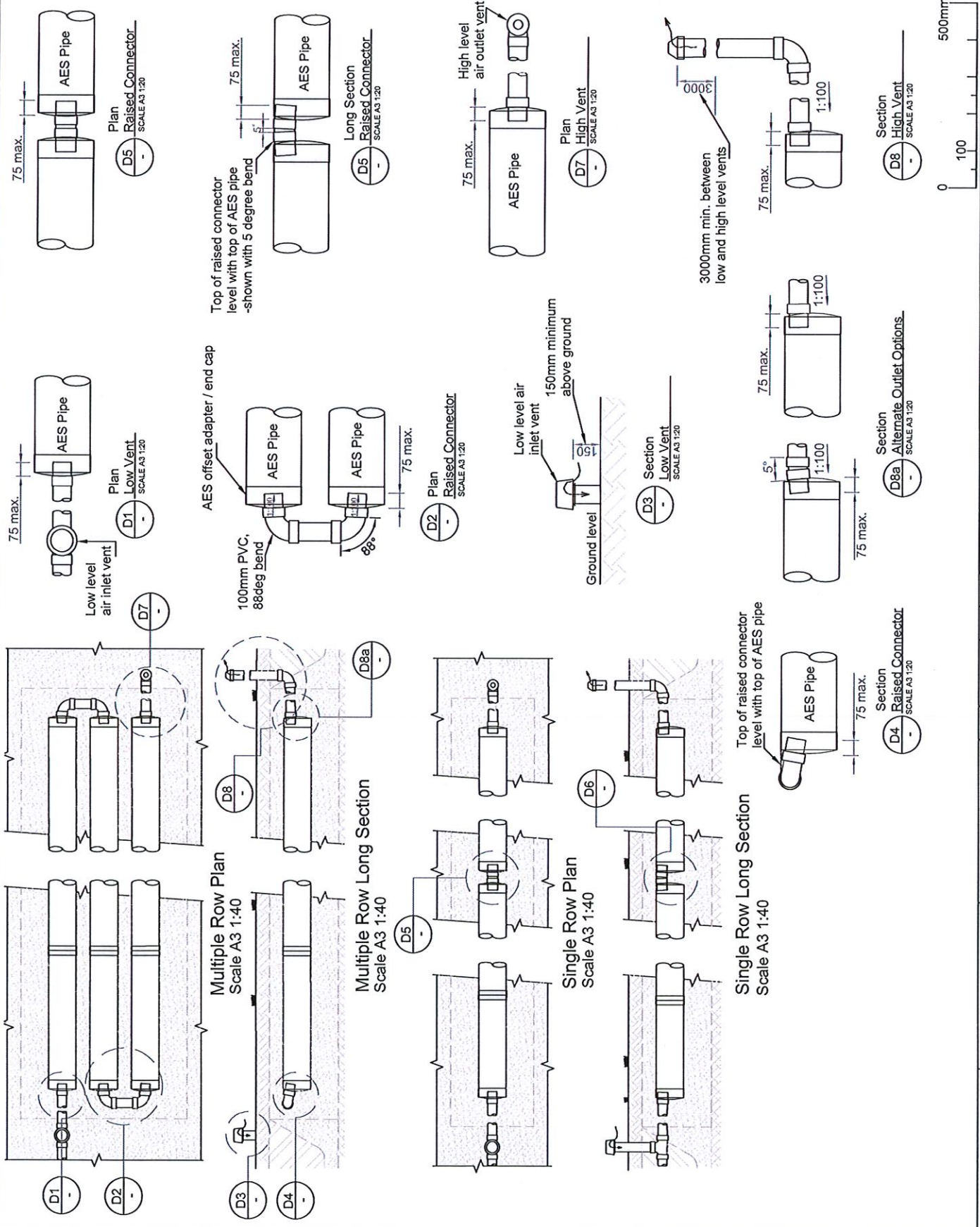
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DESIGNED BY Mark Smith JAS Civil Ltd	PROJECT Trevor Ott 718 Waitare Rd Okaihau	DRAWING TITLE AES System Details Sheet				No.	Revision	Date	Name	Scale
		2	Changed format.	31/03/20	HO	Scale @A3 1:40 & 1:20 Scale @A4 1:20 & 1:10				
<p>NB: This generic drawing is the Copyright © of Environment Technology Ltd (Et). It is supplied by Et for use in New Zealand and may not address site specific needs. AES bed construction details are available at <a href="http://www.et.nz/system-sand-suppliers/">http://www.et.nz/system-sand-suppliers/</a>. Each designer using this drawing for a design for a particular site, is responsible for the design. Et shall be solely responsible for the wastewater treatment system design for that site having regard to all the circumstances applying at that site and; (b) By using this generic material, the designer guarantees that Et shall have no liability for plans submitted by that designer to clients, local authorities or any other person.</p>										
<p>Environment Technology Ltd sustainable wastewater treatment info@et.nz - www.et.nz</p>										



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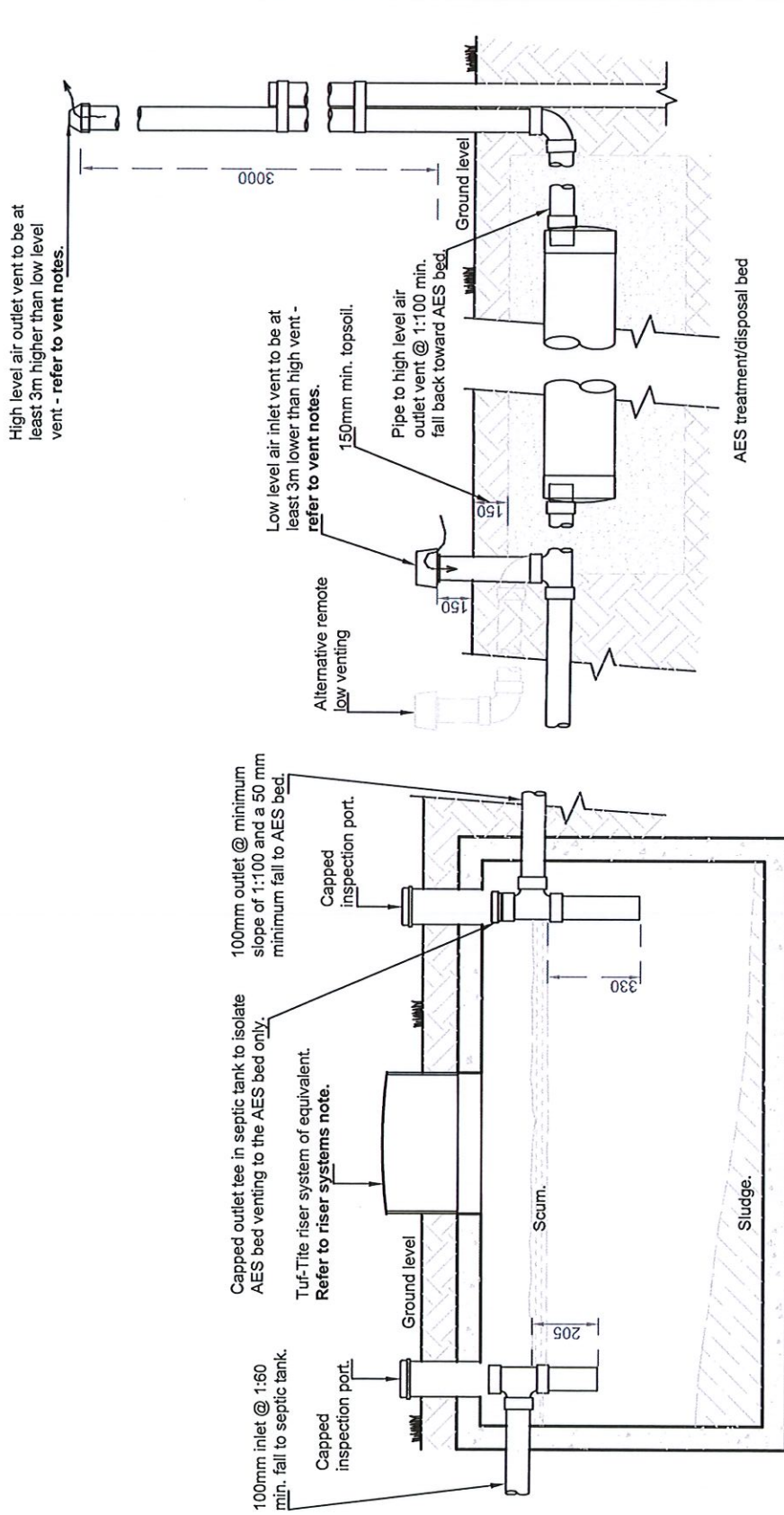
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**Riser Systems**

- Riser systems come in varying shapes and sizes and can be sourced from a range of manufacturers. Environment Technology stock and recommend Tu-Tite riser systems.



Septic tank and dimensions as specified in AS/NZS1546.1:2008.

**LONG SECTION**

DESIGNED BY Mark Smith JAS Civil Ltd	PROJECT Trevor Ott 718 Waitare Rd Okathau	DRAWING TITLE AES Bed and Septic Tank Air Venting Detail		No.	Revision	Date	Name	Scale @A3	1:20
				2	Additional notes added	20/09/20	HO	Scale @A4	1:40
								Dwgr.	AES VC

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